



Environmental Planning Commission

*Agenda Number: 02
Project Number: 1009920
Case Number: 17EPC-40070
Hearing Date: February 8, 2018*

Staff Report

Agent	Rick Bennett
Applicant	Doug Adams
Request	Deviations to the East Gateway Sector Plan (Site Development Plan for Building Permit)
Legal Description	Lot 1-A block 48 Skyline Heights
Location	Eubank NE, Between Bell Ave and Trumbull Ave
Size	1.5 acres
Existing Zoning	SU-2 M-1
Proposed Zoning	Same

Staff Recommendation

**APPROVAL of Project # 1009920
Case # 17EPC-40070
based on the
Findings and subject to the
Conditions of Approval
included within this report**

**Staff Planner
Maggie Gould**

Summary of Analysis

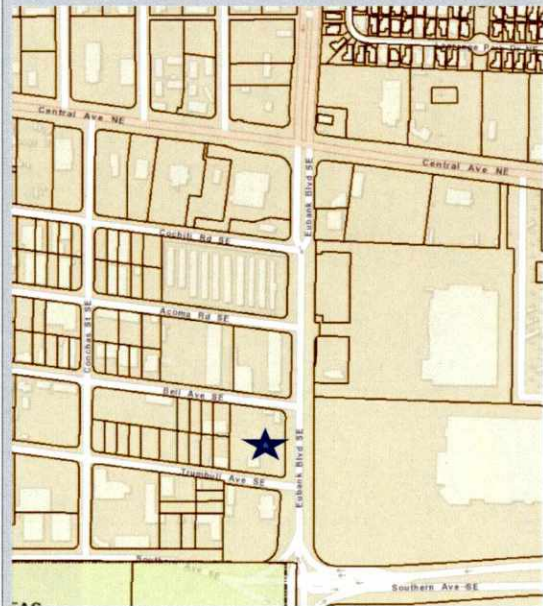
The applicant is requesting three deviations to the EGSDP to allow a primary entrance not facing the street, to allow a building that does not address the hard corner of the site, to allow the queuing lane between the building and the street and within 40 feet of the front façade.

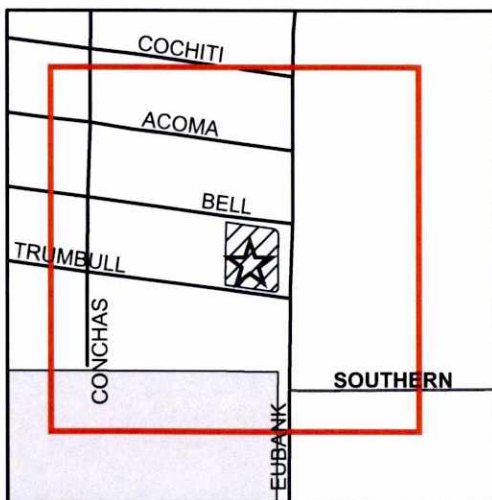
The request is consistent with the intent of the EGSDP because it will add an additional service and employment, will contain pedestrian amenities and add to revitalization in the area. The deviation is also justified due to site constraints in the form of parking layout and meeting the intent of the EGSDP to have buildings closer to the street.

The District 6 Coalition of Neighborhoods and the East Gateway Coalition and property owners within 100 feet of the site. A facilitated meeting was not recommended or requested. Staff has not received any public comments as of this writing.

Staff recommends approval with conditions.

Map





LAND USE MAP

Note: Grey shading
indicates County.

KEY to Land Use Abbreviations

AGRI Agriculture
COMM Commercial - Retail
CMSV Commercial - Service
DRNG Drainage
MFG Manufacturing
MULT Multi-Family or Group Home
PARK Park, Recreation, or Open Space
PRKG Parking
PUBF Public Facility
SF Single Family
TRAN Transportation Facility
VAC Vacant Land or Abandoned Buildings
WH Warehousing & Storage



1 inch = 200 feet

Project Number:
1009920

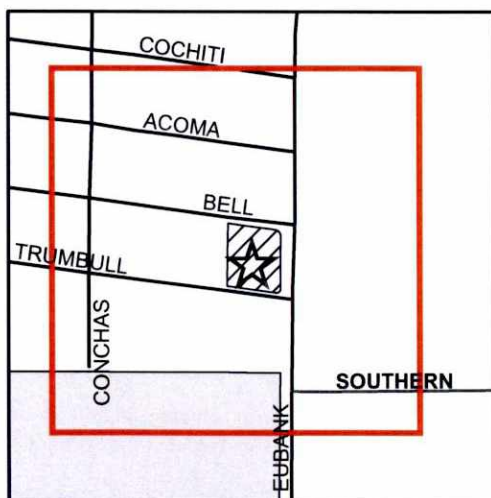
Hearing Date:
2/8/2018

Zone Map Page: L20
Application Case Numbers:
17EPC-40070



HISTORY MAP

Note: Grey shading
indicates County.

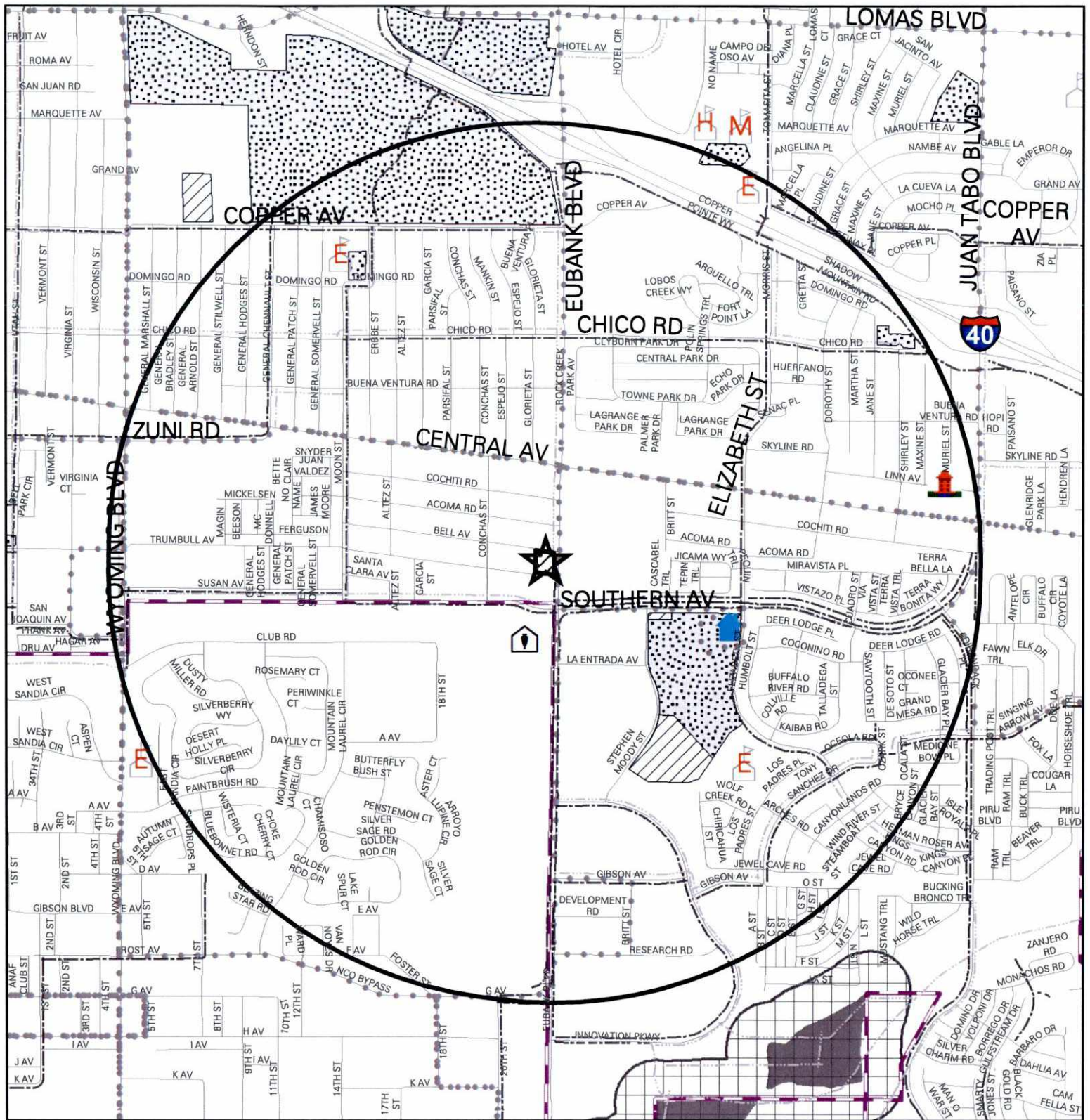


1 inch = 200 feet





















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1009920

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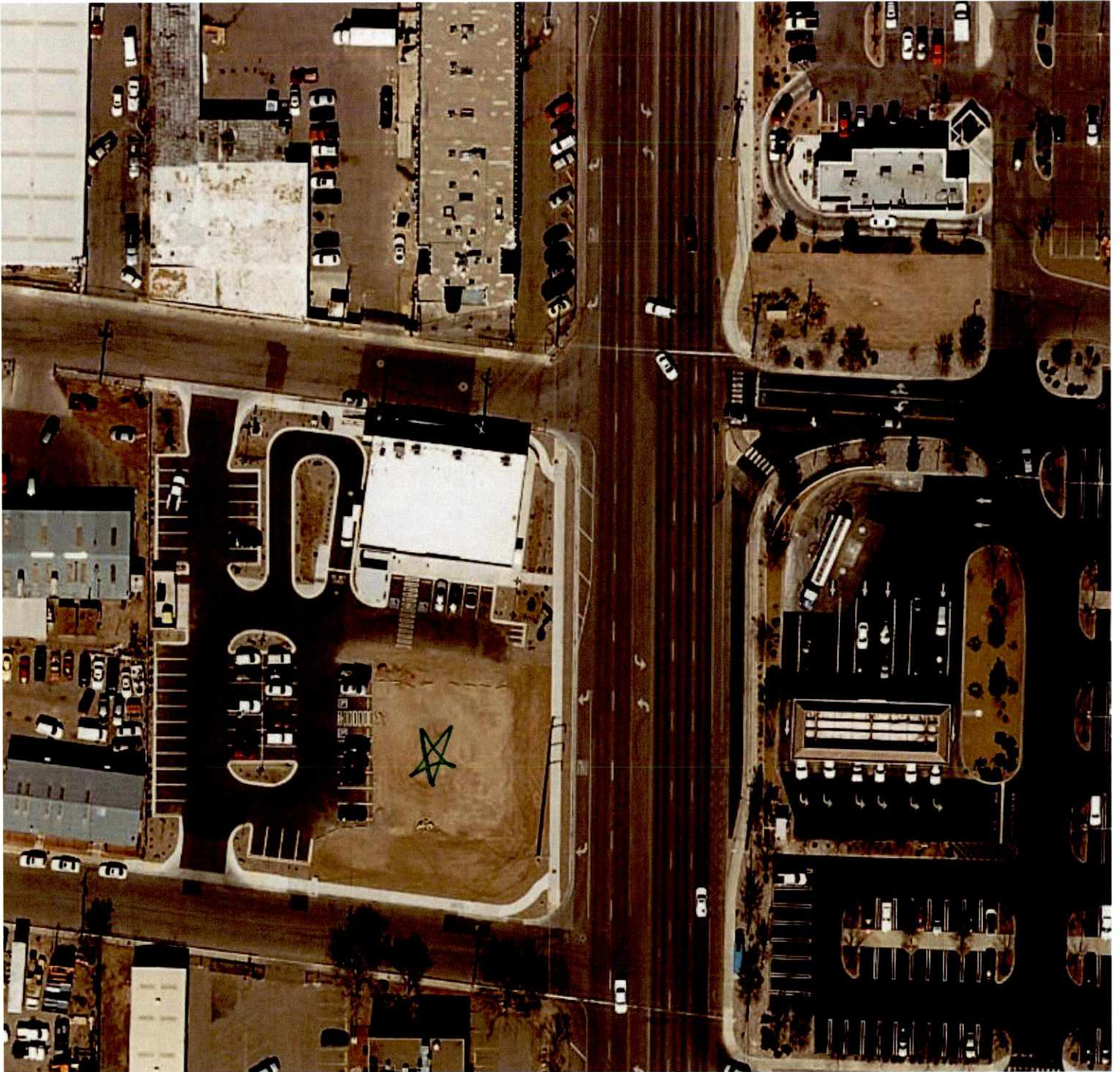


Public Facilities Map with One-Mile Buffer

- | | | | |
|--|---|--|---|
|  Community Center |  Fire |  Public Schools |  Landfill Buffer (1000-feet) |
|  Multi-Service Center |  Police |  Proposed Bike Facilities |  Landfill designated by EHD |
|  Senior Center |  Sheriff |  ABQ Bike Facilities |  Developed County Park |
|  Library |  Solid Waste |  ABQ Ride Routes |  Undeveloped County Park |
|  Museum | |  Albuquerque City Limits |  Developed City Park |
| | | |  Undeveloped City Park |

Project Number: 1009920

0 0.5 1 Miles



2016 AGIS Image

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INTRODUCTION

Surrounding zoning, plan designations, and land uses:

	Zoning	Comprehensive Plan Area; Applicable Rank II & III Plans	Land Use
Site	SU-2-M-1	Area of Consistency, East Gateway Sector Plan	Commercial
North	SU-2 M-1	same	Commercial
South	SU-1 M-1	same	Office/ Industrial
East	SU-2 M-1	same	Commercial
West	SU-2 M-1	same	Commercial

Proposal

The applicant requests deviations to the East Gateway Sector Development Plan (EGSDP) to allow the development of a drive through restaurant and a bank without a drive up as the second phase of a commercial development in the southeast area of the city.

The (EGSDP) does not allow queueing lanes between the building and the street, requires that the queueing lanes be at least 40 feet from the front façade of the building, and requires that corner lot buildings address the street corner. The applicant would like a site plan that incorporates these items, so he is requesting approval of these deviations through the process outlined in the EGSDP(see page 5-7 of the plan or page of the staff report).

The applicant had initially request a deviation for parking, but was able to meet the plan requirements. The original plan counted the queuing lane as part of the parking, but this space is not counted toward the parking requirement.

EPC Role

The EPC is hearing this because the (EGSDP) Designates the EPC as the body hear deviations to the. The EPC is the final decision-making body unless the EPC decision is appealed [Ref: §14-16-4-4)]. If so, the Land Use Hearing Officer (LUHO) would hear the appeal and make a recommendation to the City Council. The City Council would make the final administrative decision. The request is a quasi-judicial matter

History/Background

The subject site contains a multi-tenant building with a drive up service window. This building meets the requirements of the EGSDP and was approved administratively.

Context

The area contains a mixture of commercial, office and industrial uses, with two Large Retail Facilities to the east across Eubank, Auto repair and service to the west and north, and office use to the south.

Transportation System

The Long Range Roadway System (LRRS) map, produced by the Mid-Region Council of Governments (MRCOG), identifies the functional classifications of roadways.

The LRRS designates Eubank Boulevard as a Principal Arterial.

The LRRS designates Bell Avenue and Trumbull Avenue as as Local streets.

Comprehensive Plan Corridor Designation

Eubank Blvd does not have a Corridor Designation; Central Avenue, approximately 1,250 feet to the north, is a Premium Transit Corridor.

Trails/Bikeways

Eubank Blvd contains a bike south of Bell Ave.

Transit

The Route 2 regular bus service runs along Eubank Blvd.

Public Facilities/Community Services

Please refer to the Public Facilities Map in the packet for a complete listing of public facilities and community services located within one mile of the subject site.

ANALYSIS of APPLICABLE ORDINANCES, PLANS AND POLICIES

Albuquerque Comprehensive Zoning Code

The site is zoned SU-2 M-1, allowing uses in the M-1 zone provided that the building design meets the requirements of the General Design Requirements of EGSDP.

The proposed bank use is allowed under the existing zoning. The drive up service window is a conditional use in the M-1 zone; the applicant previously received approval for the drive up service window from the ZHE, however that approval has expired and the applicant is requesting a second approval at the February 20, 2018 hearing. If the conditional use is not approved, the applicant will be required to close off the drive up

service lane. The building as currently designed does not meet the requirements of the EGSDP because the queueing lane is between the building and the street and with 40 feet of the front façade. The site also contains excess parking. For these reasons the applicant is asking the EPC to approve deviations to the EGSDP.

Albuquerque / Bernalillo County Comprehensive Plan- note: Bernalillo County has not yet adopted this plan.

Policy Citations are in Regular Text; Staff Analysis is in ***Bold Italics***

The subject site is located in the area designated Area of Consistency by the Comprehensive Plan where new development should be compatible in scale and character with surrounding uses. Applicable policies include:

Policy 5.2.1.a): Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents

The proposed development will add to the goods and services in the area, the closest residential areas are approximately .4 miles from the subject site. The site has pedestrian access from Eubank Blvd. The drive-up facilities may create conflicts between vehicles and pedestrians. The request partially furthers policy 5.2.1.a).

Goal 5.6 City Development Areas

Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

Policy 5.6.3.a): Ensure that development reinforces the scale, intensity, and setbacks of the immediately surrounding context.

The subject site is within an area of consistency. The proposed development that would be allowed by the requested deviations will add a new set of uses that are consistent with the surrounding development. The development will be of similar scale and intensity as the surrounding development. The request furthers Goal 5.6 and policy 5.6.3.a).

Policy 5.3.1 Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

The subject site is in an area with existing infrastructure and public facilities; the site has existing access to water and sewer, electricity and public safety services. The request furthers Policy 5.3.1.

East Gateway Sector Development Plan (Rank 3)

The East Gateway Sector Development Plan (EGSDP, “the Plan”) was adopted in October 2010 (Bill No. R-10-73). The Plan generally encompasses the area south of Interstate 40, east of Wyoming Blvd. and Kirtland Air Force Base (KSFB), and west and north of the City’s municipal boundaries. Specific boundaries are shown on page 1-1 of the Plan. There is a separate Metropolitan Redevelopment (MR) Plan for the area.

The EGSDP recommends public improvements throughout the area, but emphasizes policies, regulations and projects to improve area function and appearance along Central Avenue, and Wyoming, Eubank and Juan Tabo Boulevards. The Plan emphasizes land use and transportation coordination and introduces four new mixed-use zoning districts, regulations and multi-modal street redesign. Some rezoning, mostly of properties along or near Central Avenue, is included (p. 5-2). General Design Regulations and an approval process particular to the Plan were established. The subject site is not within one of the mixed use zones, but is subject to the General Design Regulations.

The EGSDP contains eight overarching Community Goals (p. 2-1) and a plan of action for implementing these Goals (p. 2-11 to 2-13). The following applies to the request:

Goal 2/Plan of Action 2.3.2. Enable the continued existence and new development of thriving businesses to provide jobs and local services.

The proposed restaurant and bank would be new development that would provide some jobs and local services. The request furthers Goal 2/ Plan of Action 2.3.2.

East Gateway Sector Plan Requirements

Section 5.5 of this Chapter and General Design Regulations in Section 5.6 of this Chapter The building and lot standards in Section 5.5 of this chapter and General Design Regulation in Section 5.6 of this chapter are specific and prescriptive to provide certainty for applicants, neighborhoods, and City development reviewers. It is not the intent of these regulations to limit design creativity or ignore unusual site conditions. As such, the following two levels of modifications to the zoning regulations are allowed:

A. Minor: The Planning Director or his/her designee may approve, or choose to refer to the EPC, deviations from non-dimensional standards or of 25% or less from any dimensional standard.

B. Major: Any deviation over 25% and up to 50% from any dimensional standard and deviations to non-dimensional standards deemed to require review shall be reviewed by the EPC via the site development plan approval process. Deviations greater than 50% shall not be approved.

C. Criteria/Process:

1. In order for the Planning Director or the EPC to grant a Deviation, the applicant must demonstrate that the applicable intent, goals and policies of the East Gateway Sector Development Plan are still met and that the project is of a comparable quality and design, as otherwise required by the EGSDP, and will enhance the area. In addition, the applicant must also demonstrate at least one of the following:

- a. The site is unique in terms of physical characteristics and requires the deviation in order to be developed. This may include, but is not limited to slope, drainage, safety issues or site constraints.
- b. The site/project will serve as a catalyst to redevelopment or further development in the EGSDP area.
- c. The site/project provides a needed service for the community, as identified in the EGSDP, CIP proposals, community survey or other similar source.
- d. The project will preserve a historic building or structure or an archeological site.

2. Applicants must provide written statement detailing how the deviations meet the intent of the plan. Applicants may refer to sections 2.1 and 2.3 of the Plan. 3. All applicants seeking deviations shall attend a Pre-Application Meeting with the Pre- Application Review Team (PRT) or Design Review Team (DRT) before submitting the request for deviation.

The applicant attended a PRT meeting and a subsequent DRT meeting in December of 2017 as required by the deviation process. At the time of the PRT the applicant was unaware that the proposed design was not compliant with the EGSDP. The applicant scheduled a DRT to clarify what would be allowed on site and what remedies were available for the design. The applicant was told that EPC approval would be necessary in order to deviate from the plan and develop the project.

Deviations requested:

5.6.14.A.1

1. A primary accessible entrance for every building excepting courtyard buildings where primary entrances may face a central courtyard, shall directly face a street, excepting an alley.

The applicant requests approval of a design that has the main entrance facing south, away from Eubank Blvd and towards the parking area. The applicant states that proposed door location is necessary because the parking layout will not work without pushing the building to the rear of the site; this would be contrary to the intent of the EGSDP to have

buildings at or near the street. The applicant is providing a covered patio, bike parking and access from Eubank Blvd via an 8 foot wide accessible path to each tenant space in order to address the intent for pedestrian access and street activity. The site does not take direct access from Eubank, this preserves the sidewalk for pedestrian use.

5.6.14.A.3. Buildings on Corner Lots shall address the street corner in one of the following ways:

- a. Locate the main entrance at the street corner; or
- b. Curve, angle, step back or project the corner of the building at the street corner.

The applicant has not added a corner entrance, but has addressed this corner by angling the corner of the building and locating the drive up window on the opposite side. The subject site is required to develop under the design standards, but is not within the special SU-2 mixed use zones created to revitalize the area. The site can use the M-1 setbacks.

5.6.14.A 4. Drive-up windows, ordering panels and gas pumps shall be located only at the rear of a building. When rear location is impossible due to site constraints, side location is permissible provided the following requirements are met:

- b. No portion of queuing lanes, access lanes or driveways shall be located within 40 feet of the street-facing façades of a building or between the building and the street, excepting an alley.

The applicant states that they are unable to design the second phase similar to phase one due to the parking layout. The applicant is screening the queuing lanes with a 3 foot high wall as required by the plan. The drive up queuing lane will also be screened by a covered structure that provides both screening and street frontage. The applicant states that the request will enhance the area by providing jobs and services as discussed in goal 2 of the EGSDP. The applicant states that the building design quality will be comparable to the design quality of a building developed under the plan standards without the deviations. The proposed design shows the queuing lane between the building and the street and within 40 feet of the front façade. The site does not take direct access from Eubank, Blvd this preserves the sidewalk for pedestrian use.

Additional discussion that is relevant to the request.

Eubank is not designated as a commuter corridor, but functions as one. The uses along this portion, south of Central Ave., include fast food restaurants with drive service windows,

large retail facilities with large parking areas and industrial uses with auto repair and truck repair and storage.

The subject site is required to develop under the design standards of the EGSDP, but is not within the special SU-2 mixed use zones created to revitalize the area.

Under the IDO the subject site converts to the NR-LM zone (non-residential light manufacturing), under the IDO the drive up service window would be a permissive accessory use and would not require ZHE or EPC approval.

SITE DEVELOPMENT PLAN FOR BUILDING PERMIT

Request

The applicant requests deviations to the EGSDP to allow development of a multi-tenant building to contain a bank and a restaurant with drive up service window.

Section 14-16-3-11(B) of the Zoning Code states, "... Site Development Plans are expected to meet the requirements of adopted city policies and procedures." As such, staff has reviewed the attached site development plan for conformance with applicable goals and policies in the Comprehensive Plan, the Comprehensive Zoning Code and all other applicable City planning documents.

Site Plan Layout / Configuration

The proposed building will have entrances that face the parking area, (see deviation request). The proposed building will be setback between 10 and 20 feet.

The proposed height is 18 feet at lowest elevation, with a 22 foot tall portion on the northeast corner of the building.

Public Outdoor Space

The site plan proposes an approximately 300 square foot patio on the northwest corner of the site, with a pedestrian connection to the building to the north. This is not required by the EGSDP, but is consistent with the intent to have pedestrian amenities and more pedestrian activity in the plan area.

Vehicular Access, Circulation and Parking

The site takes access from Trumbull Ave. and Bell Ave. via 35 foot wide curb cuts. Parking is located at the rear and sides of the building as required by the EGSDP, section 5.6.2.A.1.

The site would require 60 parking spaces . The applicant can add 10 % more, for a total of 66 parking spaces. The site plan shows 66 spaces and complies with the EGSDP.

Pedestrian and Bicycle Access and Circulation, Transit Access

Pedestrian access to the building is provided from the six foot sidewalk along Eubank Blvd. via a 10 foot wide path in front of the building to the north. Staff has added a condition to require a connection from Trumbull Ave to the building and from the parking area to the building.

An existing 5 space bicycle rack is provided at the building to the north, §14-16-3-1 requires 1 bicycle space for each 20 required vehicle spaces. The site plan shows 66 vehicle spaces and would require 4 bicycle spaces.

The Route 2 regular bus service runs along Eubank Blvd and has a north bound stop across from the site just north of Trumbull and a south bound stop at Cochiti Rd., approximately 900 feet from the site.

Walls/Fences

The drive up queueing lane will be screened by a 3 foot high wall (EGSDP 5.6.2.A.4) along Eubank Blvd. No additional new fencing is proposed. There is an existing split face CMU wall along the west side of the site.

Lighting and Security

Two new standard parking lot lights are proposed in the parking area to the west of the building, there are two existing standard lights on the north side of the site.

Landscaping

The landscaping plan shows a variety of low and medium water plants that are generally successful in the Albuquerque area. The site plan meets the requirements of § 14-16-3-10, Landscaping Regulations and 6-6-2, the Street Tree ordinance.

Grading, Drainage, Utility Plans

The site is relatively flat with a change of grade of approximately one foot across the site. Stormwater will be accommodated in a ponding area in the southeast corner of the site, landscaped swale along Trumbull Ave and in the existing drainage infrastructure along Trumbull Ave.

Architecture

No specific style of architecture is required by the EGSDP. The proposed building meets the Zoning Code requirement to have a change in plane, material or color to break up facades.

The EGSDP requires glazing on 40% of the façade area between the sidewalk and 9 feet above. The windows comply with the plan requirement.

Signage

The applicant proposes signage on all four facades of the building. The EGSDP allows signage pursuant to the O-1 zone, building mounted signage is allowed on up to 15% of the façade to which it is applied. The signage is consistent with the plan.

AGENCY & NEIGHBORHOOD CONCERNS

Reviewing Agencies/Pre-Hearing Discussion

PNM asked that the applicant contact them regarding the high voltage line on the eastern side of the site. The applicant is in contact with PNM. The landscape plan was altered to reflect the PNM comments regarding tree height under the power lines along the eastern edge of the site.

Neighborhood/Public

The District 6 Coalition of Neighborhoods and the East Gateway Coalition were notified, along with property owners within 100 feet of the site. A facilitated meeting was not recommended or requested. Staff has not received any public comments as of this writing.

CONCLUSION

The applicant is requesting three deviations to the EGSDP to allow a primary entrance to face parking area rather than the street, to allow a building that does not address the hard corner of the site, to allow the queuing lane between the building and the street and with 40 feet of the front façade.

The request is justified as being consistent with the intent of the EGSDP because it will an additional service and employment opportunity, will contain pedestrian amenities and add to revitalization in the area. The deviation is also justified due to site constraints in the form of parking layout and meeting the intent of the EGSDP to have buildings closer to the street.

The request is general consistent with the Comprehensive Plan and the EGSDP because it will allow development that is compatible with the surrounding development, will add to the service and employment opportunities

FINDINGS, Site Development Plan for Building Permit (Deviations to the East Gateway Sector Plan)

Project # 1009920, Case # 17EPC- 40070

1. This is a request for Site Development Plan for Building Permit to allow deviations to the East Gateway Sector Development Plan Design Standards for Lot 1-A block 48 Skyline Heights located on Eubank Boulevard, between Bell Avenue and Trumbull Avenue and containing approximately 1.4 acres, zone SU-2 M-1.
2. The request will allow the development of a bank and a coffee shop with a drive up service window.
3. The subject site is within boundaries of the East Gateway Sector Plan and is subject to the design requirements of section 5.1, General Design Standards, unless a specific deviation is granted.
4. The applicant requests the following deviations:
 - A. 5.6.14.A.1 :A primary accessible entrance for every building excepting courtyard buildings where primary entrances may face a central courtyard, shall directly face a street, excepting an alley. The applicant proposes an entrance facing the parking area.
 - B. 5.6.14.A.3. Buildings on Corner Lots shall address the street corner in one of the following ways:
 - a. Locate the main entrance at the street corner; or
 - b. Curve, angle, step back or project the corner of the building at the street corner.

The applicant has not provided a corner entrance; the building is not at the corner, however it is angled.
 - C. 5.6.14.A 4. Drive-up windows, ordering panels and gas pumps shall be located only at the rear of a building. When rear location is impossible due to site constraints, side location is permissible provided the following requirements are met:
 - b. No portion of queuing lanes, access lanes or driveways shall be located within 40 feet of the street-facing façades of a building or between the building and the street, excepting an alley.

The applicant proposes a queuing lane between the building and the street and within 40 feet of the front façade (the lane is adjacent to the façade)
5. The request is justified as being consistent with the intent of the EGSDP because it will an additional service and employment opportunity, will contain pedestrian amenities and add to revitalization in the area. The deviation is also justified due to site constraints in the form of parking layout and meeting the intent of the EGSDP to have buildings closer to the street.

6. The Albuquerque/Bernalillo County Comprehensive Plan, East Gateway Sector Development Plan and the City of Albuquerque Zoning Code are incorporated herein by reference and made part of the record for all purposes.

7. The subject site is within the East Gateway Sector Development Plan:

Goal 2/Plan of Action 2.3.2. Enable the continued existence and new development of thriving businesses to provide jobs and local services.

The proposed restaurant and bank would be new development that would provide some jobs and local services. The request furthers Goal 2/ Plan of Action 2.3.2

8. The subject is within an Area of Consistency as designated by the Comprehensive Plan:

Policy 5.2.1.a): Encourage development and redevelopment that brings goods, services, and amenities within walking and biking distance of neighborhoods and promotes good access for all residents

The proposed development will add to the goods and services in the area, the closest residential areas are approximately .4 miles from the subject site. The site has pedestrian access from Eubank Blvd. The drive-up facilities may create conflicts between vehicles and pedestrians. The request partially furthers policy 5.2.1.a).

Goal 5.6 City Development Areas

Encourage and direct growth to Areas of Change where it is expected and desired and ensure that development in and near Areas of Consistency reinforces the character and intensity of the surrounding area.

Policy 5.6.3.a): Ensure that development reinforces the scale, intensity, and setbacks of the immediately surrounding context.

The subject site is within an area of consistency. The proposed development that would be allowed by the requested deviations will add a new set of uses that are consistent with the surrounding development. The development will be of similar scale and intensity as the surrounding development. The request furthers Goal 5.6 and policy 5.6.3.a).

Policy 5.3.1 Infill Development: Support additional growth in areas with existing infrastructure and public facilities.

The subject site is in an area with existing infrastructure and public facilities; the site has existing access to water and sewer, electricity and public safety services. The request furthers Policy 5.3.1.

9. The applicant attended a PRT and DRT in December of 2017 as required by the deviation process in the East Gateway Sector Development Plan.

10. The District 6 Coalition of Neighborhoods and the East Gateway Coalition were notified, along with property owners within 100 feet of the site. A facilitated meeting was not recommended or requested. Staff has not received any public comments as of this writing.

RECOMMENDATION

APPROVAL of 17EPC-40070, a request for Site Development Plan for Building Permit (deviations to the East Gateway Sector Development Plan, for Lot 1-A block 48 Skyline Heights on Eubank NE, Between Bell Ave and Trumbull Ave. containing 1.5 acres, zoned SU-2 M-1, based on the preceding Findings and subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL, Site Development Plan for Building Permit

Project # 1009920, Case # 17EPC- 40070

1. The EPC delegates final sign-off authority of this site development plan to the Development Review Board (DRB). The DRB is responsible for ensuring that all EPC Conditions have been satisfied and that other applicable City requirements have been met. A letter shall accompany the submittal, specifying all modifications that have been made to the site plan since the EPC hearing, including how the site plan has been modified to meet each of the EPC conditions. Unauthorized changes to this site plan, including before or after DRB final sign-off, may result in forfeiture of approvals.
2. Prior to application submittal to the DRB, the applicant shall meet with the staff planner to ensure that all conditions of approval are met.
3. The applicant is requesting a conditional use approval from the ZHE at the February 20, 2018 hearing. If the ZHE request is denied, the applicant shall update the Site Development Plan to remove the queuing lane.
4. Transportation Development Conditions:
 1. Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB)
 2. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.
 3. Replace Site Plan for revised sheet showing changes to the drive-thru based on meeting with the Developer and Architect.
 4. Change yield condition at exit of drive-thru to stop condition.
5. Conditions from ABCWUA:

There are two conditions for approval of this building permit:

i. Condition 1: Please request an Availability Statement. Requests can be made at the link below:

1. http://www.abcwua.org/Availability_Statements.aspx

2. Request shall include a City Fire Marshal approved Fire 1 Plan and a zone map showing the site location.

ii. Condition 2: Please provide a Utility Plan to the Utility Development Section of the Water Utility Authority for review.

6. Conditions of Approval from PNM:

1. An existing PNM 115kV transmission line is located along the eastern boundary of the subject property. It is the applicant's obligation to abide by any conditions or terms of those easements. Sheet C-1.0 needs to add the location of the existing PNM 115kV transmission line and existing transmission structure along Eubank SE on the eastern side of the subject property.

2. It is necessary for the developer to contact the PNM New Service Delivery Department to coordinate electric service regarding this project. Contact:

Andrew Gurule

PNM Service Center

4201 Edith Boulevard NE

Albuquerque, NM 87107

Phone: (505) 241-0589

3. On Sheet L-1.0, Landscape Plan, the proposed tree selection, Arizona Ash, is not a compatible height at maturity with the existing overhead electric transmission line along the eastern boundary of the site. A shorter tree selection at mature height is necessary at this location. The PNM landscaping preference is for trees and shrubs to be planted outside the PNM easement; however, if within the easement, trees and shrubs should be located to minimize effects on electric facility maintenance and repair. New trees planted near PNM facilities should be no taller than 25 feet in height at maturity to avoid conflicts with existing electric infrastructure.

4. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications. The Site Development

Plan shall comply with the General Regulations of the Zoning Code, the Subdivision Ordinance, and all other applicable design regulations, except as specifically approved by the EPC.

7. The proposed connections should be of a material other than asphalt, if approved by Hydrology and Transportation.
-

Maggie Gould
Planner

Notice of Decision cc list:

RBA

Doug Adams

East Gateway Coalition

District 6 Coalition

AGENCY COMMENTS

PLANNING DEPARTMENT

Zoning Enforcement

No adverse comments.

Long Range Planning

How would a pedestrian get from Eubank to the front entrances of the businesses?

What is the heavy dashed line on Sheet L-1.0? It does not appear on the overall site plan.

What are the phases? Is this for the Landscape plan or the whole project?

Metropolitan Redevelopment Agency

CITY ENGINEER

Transportation Development

Transportation Development Conditions:

1. Developer is responsible for permanent improvements to the transportation facilities adjacent to the proposed development site plan, as required by the Development Review Board (DRB)
2. Site plan shall comply and be in accordance with all applicable City of Albuquerque requirements, including the Development Process Manual and current ADA criteria.
3. Replace Site Plan for revised sheet showing changes to the drive-thru based on meeting with the Developer and Architect.
4. Change yield condition at exit of drive-thru to stop condition.

Hydrology Development

Hydrology has approved the Grading Plan with Engineer's Stamp Date of 12/11/17 for Building Permit, Foundation Permit and Grading Permit.

DEPARTMENT of MUNICIPAL DEVELOPMENT

Transportation Planning

No Comments

Traffic Engineering Operations

WATER UTILITY AUTHORITY

Utility Services

- a. A proposed utility plan was not submitted with this request.

- b. An Availability Statement was issued for this site June 20, 2014. The requirements outlined in that statement have since expired.
- c. There are two conditions for approval of this building permit:
 - i. Condition 1: Please request an Availability Statement. Requests can be made at the link below:
 - 1. http://www.abcwua.org/Availability_Statements.aspx
 - 2. Request shall include a City Fire Marshal approved Fire 1 Plan and a zone map showing the site location.
 - ii. Condition 2: Please provide a Utility Plan to the Utility Development Section of the Water Utility Authority for review.

ENVIRONMENTAL HEALTH DEPARTMENT

PARKS AND RECREATION

Planning and Design

Open Space Division

City Forester

POLICE DEPARTMENT/Planning

SOLID WASTE MANAGEMENT DEPARTMENT

Refuse Division

FIRE DEPARTMENT/Planning

TRANSIT DEPARTMENT

BERNALILLO COUNTY

ALBUQUERQUE METROPOLITAN ARROYO FLOOD CONTROL AUTHORITY

ALBUQUERQUE PUBLIC SCHOOLS

This will have no adverse impacts to the APS district.

MID-REGION COUNCIL OF GOVERNMENTS.

MIDDLE RIO GRANDE CONSERVANCY DISTRICT

PUBLIC SERVICE COMPANY OF NEW MEXICO

- 1. An existing PNM 115kV transmission line is located along the eastern boundary of the subject property. It is the applicant's obligation to abide by any conditions or terms of those easements.

Sheet C-1.0 needs to add the location of the existing PNM 115kV transmission line and existing transmission structure along Eubank SE on the eastern side of the subject property.

2. It is necessary for the developer to contact the PNM New Service Delivery Department to coordinate electric service regarding this project. Contact:

Andrew Gurule

PNM Service Center

4201 Edith Boulevard NE

Albuquerque, NM 87107

Phone: (505) 241-0589

3. On Sheet L-1.0, Landscape Plan, the proposed tree selection, Arizona Ash, is not a compatible height at maturity with the existing overhead electric transmission line along the eastern boundary of the site. A shorter tree selection at mature height is necessary at this location. The PNM landscaping preference is for trees and shrubs to be planted outside the PNM easement; however, if within the easement, trees and shrubs should be located to minimize effects on electric facility maintenance and repair. New trees planted near PNM facilities should be no taller than 25 feet in height at maturity to avoid conflicts with existing electric infrastructure.

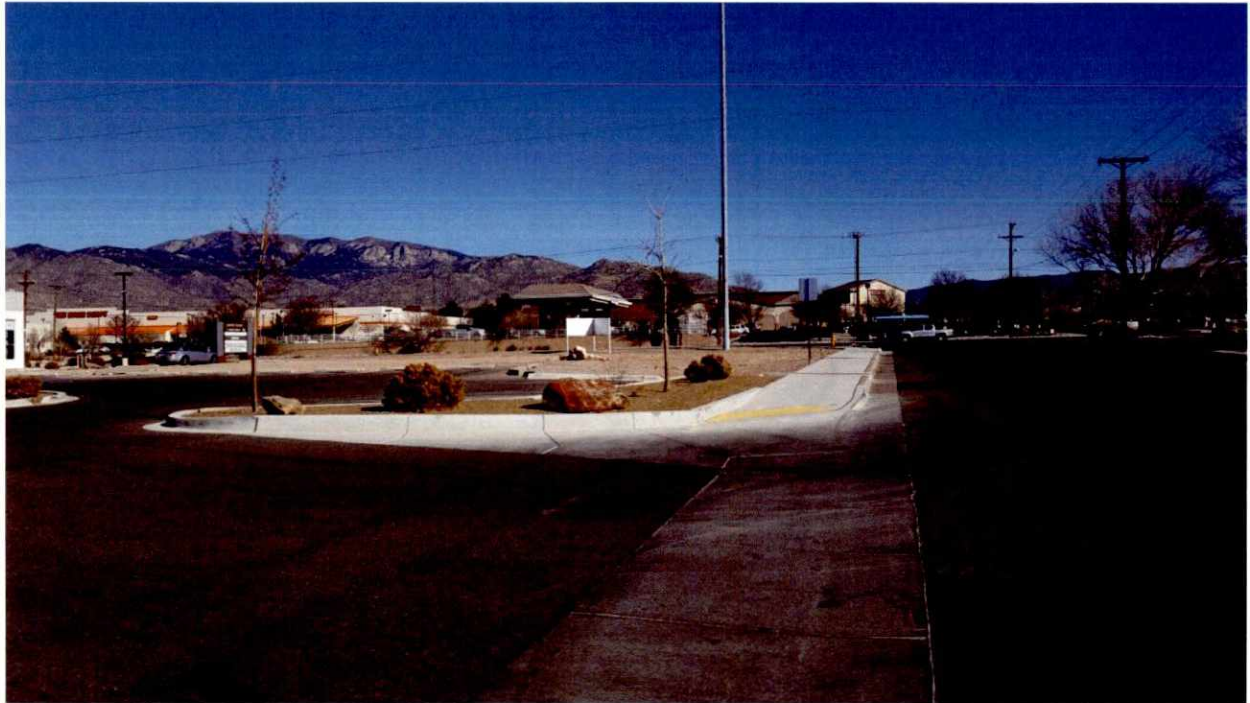
4. Ground-mounted equipment screening will be designed to allow for access to utility facilities. All screening and vegetation surrounding ground-mounted transformers and utility pads are to allow 10 feet of clearance in front of the equipment door and 5-6 feet of clearance on the remaining three sides for safe operation, maintenance and repair purposes. Refer to the PNM Electric Service Guide at www.pnm.com for specifications.

Looking northeast at the site from Trumbull Ave.



looking southeast from Bell Ave





Looking east from
southwest corner of the
site



View of the subject site
looking northwe

HISTORY



CITY OF ALBUQUERQUE
PLANNING DEPARTMENT
ZONING HEARING EXAMINER
NOTIFICATION OF DECISION

GLAD LLC (RICK BENNETT ARCHITECTS, AGENT) requests a special exception to Section 14-16-2-20(B)(5): a CONDITIONAL USE to allow retail to include drive -thru windows for on and off premise food consumption for all or a portion of Lot 1A, Block 48, SKYLINE HEIGHTS zoned SU-2 M-1, located on 401 EUBANK BLVD SE (L-20)

Special Exception No:..... **14ZHE-80266**
Project No: **Project# 1010253**
Hearing Date: 11-18-14
Closing of Public Record: 11-18-14
Date of Decision: 12-05-14

On the 18th day of November, 2014 (hereinafter "**Hearing**") Rick Bennet Architects, (hereinafter "**Agent**") acting as agent on behalf of the property owner, Glad LLC (hereinafter "**Applicant**") appeared before the Zoning Hearing Examiner (hereinafter "**ZHE**") requesting a Conditional Use to allow retail to include drive -thru windows for on and off premise food consumption (hereinafter "**Application**") upon the real property located at 401 EUBANK BLVD SE ("**Subject Property**"). Below are the findings of facts:

FINDINGS:

1. Applicant is requesting a Conditional Use to allow retail to include drive -thru windows for on and off premise food consumption.
2. The City of Albuquerque Code of Ordinances Section § 14-16-4-2 (C) (1) (a) "SPECIAL EXCEPTIONS" reads in part: "*A conditional use shall be approved if and only if, in the circumstances of the particular case and under conditions imposed, the use proposed will not be injurious to the adjacent property, the neighborhood, or the community.*"
3. Applicant testified at the Hearing that the Conditional Use, if approved, will not be injurious to the adjacent property, neighborhood, or the community because the Applicant is rehabilitating the site and constructing a modern shopping center that requires drive thru windows for a successful redevelopment at this project. Additionally, the design proposed by the Applicant's Architect (Mr. Rick Bennet) is a professional and aesthetically pleasing site plan that will enhance the shopping atmosphere on Eubank Blvd. and create needed construction jobs. The ZHE believes that these drive thru windows will not be injurious to any adjacent homes or residential areas. The ZHE believes the proposed drive thru windows will not be injurious to the community.
4. The Applicant stated in their letter dated October 2, 2014 in part "the use (drive thru window) is much less intense then could possibly be built on the site under the current SU-2/M-1 zone".

5. The Applicant was unaware of any opposition to the request, and the ZHE received no correspondence from interested parties.
6. The ZHE disclosed an ownership interest in the commercial lot across the street in front of Home Depot and asked the Applicant if that provided a conflict of interest. The Applicant believes that it does not create a conflict. The ZHE believes that no conflict of interest exists and authored this Notice of Decision in an unbiased and impartial manner. If any interested party believes that a conflict exists the ZHE will voluntarily recuse himself from being involved in the Application (or any appeal thereof).
7. The City of Albuquerque Code of Ordinances Section § 14-16-4-2 (C) (1) (b) "SPECIAL EXCEPTIONS" reads in part: "*A conditional use shall be approved if and only if, in the circumstances of the particular case and under conditions imposed, the use proposed will not be significantly damaged by surrounding structures or activities.*"
8. Applicant testified at the Hearing that the proposed conditional use, will not be significantly damaged by the surrounding structures or activities.
9. The yellow "Notice of Hearing" signs were posted for the required time period as articulated within City of Albuquerque Code of Ordinances § 14-16-4-2 SPECIAL EXCEPTIONS.
10. The Applicant has adequately justified the Conditional Use request pursuant to City of Albuquerque Code of Ordinances § 14-16-4-2 SPECIAL EXCEPTIONS.

DECISION:

APPROVAL WITH CONDITIONS of a **CONDITIONAL USE** to allow retail to include drive -thru windows for on and off premise food consumption.

CONDITIONS OF APPROVAL:

- A. The Applicant shall comply with the obligations contained in 14-16-2-20(B)(5), regarding the sale of alcoholic drink for consumption off premises (if applicable to the use taking place inside the dwelling which contains the proposed drive thru window).

If you wish to appeal this decision, you may do so by 5:00 p.m., on December 22, 2014 in the manner described below:


Appeal is to the Board of Appeals within 15 days of the decision. A filing fee of \$105.00 shall accompany each appeal application, as well as a written explanation outlining the reason for appeal and a copy of the ZHE decision. Appeals are taken at 600 2nd Street, Plaza Del Sol Building, Ground Level, Planning Application Counter located on the west side of the lobby. **Please present this letter of notification when filing an appeal.** When an application is withdrawn, the fee shall not be refunded.

An appeal shall be heard by the Board of Appeals within 45 days of the appeal period and concluded within 75 days of the appeal period. The Planning Division shall give written notice of an appeal, together with a notice of the date, time and place of the hearing to the applicant, a representative of the opponents, if any are known, and the appellant.

Please note that pursuant to Section 14. 16. 4. 4. (B), of the City of Albuquerque Comprehensive Zoning Code, you must demonstrate that you have legal standing to file an appeal as defined.

You will receive notice if any other person files an appeal. If there is no appeal, you can receive building permits any time after the appeal deadline quoted above, provided all conditions imposed at the time of approval have been met. However, the Zoning Hearing Examiner may allow issuance of building permits if the public hearing produces no objection of any kind to the approval of an application. To receive this approval, the applicant agrees in writing to return the building permit or occupation tax number.

Successful applicants are reminded that other regulations of the City must be complied with, even after approval of a special exception is secured. This decision does not constitute approval of plans for a building permit. If your application is approved, bring this decision with you when you apply for any related building permit or occupation tax number. Approval of a conditional use or a variance application is void after one year from date of approval if the rights and privileges are granted, thereby have not been executed or utilized.



Joshua J. Skarsgard, Esq.
Zoning Hearing Examiner

cc: Zoning Enforcement
ZHE File
Glad Llc, 39 Canyon Ridge Dr., Sandia Park, NM 87047
Rick Bennett Architects, Xavier@rba81.com

ZONING

Please refer to the Comprehensive Zoning Code for specific zone descriptions and the East Gateway Sector Development Plan for design requirements.

APPLICATION INFORMATION



Supplemental Form (SF)

SUBDIVISION

- ☐ Major subdivision action
☐ Minor subdivision action
☐ Vacation
☐ Variance (Non-Zoning)

SITE DEVELOPMENT PLAN

- ☒ for Subdivision
☒ for Building Permit **AMENDMENT/DEVIATION**
☐ Administrative Amendment (AA)
☐ Administrative Approval (DRT, URT, etc.)
☐ IP Master Development Plan
☐ Cert. of Appropriateness (LUCC)

STORM DRAINAGE (Form D)

- ☐ Storm Drainage Cost Allocation Plan

S Z ZONING & PLANNING

- ☐ Annexation

☒ V ☐ Zone Map Amendment (Establish or Change Zoning, includes Zoning within Sector Development Plans)
☐ P ☐ Adoption of Rank 2 or 3 Plan or similar Text Amendment to Adopted Rank 1, 2 or 3 Plan(s), Zoning Code, or Subd. Regulations

D L A APPEAL / PROTEST of...

- ☐ Street Name Change (Local & Collector)
☐ Decision by: DRB, EPC, LUCC, Planning Director, ZEO, ZHE, Board of Appeals, other

PRINT OR TYPE IN BLACK INK ONLY. The applicant or agent must submit the completed application in person to the Planning Department Development Services Center, 600 2nd Street NW, Albuquerque, NM 87102.
Fees must be paid at the time of application. Refer to supplemental forms for submittal requirements.

APPLICATION INFORMATION:

Professional/Agent (if any): RBA PHONE: 242-1859
ADDRESS: 1104 PARK AVE SW FAX: 242-6630
CITY: ALBUQ STATE NM ZIP 87102 E-MAIL: RICK@RBA81.COM
APPLICANT: DOUG ADAMS PHONE: 286-9273
ADDRESS: 39 CANYON RIDGE DR. FAX: 379-5341
CITY: SANJOA PARK STATE NM ZIP 87047 E-MAIL: dadams@msn.com

Proprietary interest in site: ☐ List all owners: _____

*DESCRIPTION OF REQUEST: DEVIATION TO GENERAL DESIGN REGULATIONS
TO THE EAST GATWAY SDP (5.6.14 BUILDING ORIENTATION 4B)

Is the applicant seeking incentives pursuant to the Family Housing Development Program? ☐ Yes ☐ No.

SITE INFORMATION: ACCURACY OF THE EXISTING LEGAL DESCRIPTION IS CRUCIAL! ATTACH A SEPARATE SHEET IF NECESSARY.

Lot or Tract No. 1-A Block: 48 Unit: _____
Subdiv/Addn/TBKA: SKYLINE HEIGHTS
Existing Zoning: SU-2/M-1 Proposed zoning: _____ MRGCD Map No _____
Zone Atlas page(s): L 202 UPC Code: 1-020 056 527 380 10712
40

CASE HISTORY:

List any current or prior case number that may be relevant to your application (Proj., App., DRB-, AX, Z, V, S, etc.):
1010253 (ZHE) 1009920 1010777 ZHE

CASE INFORMATION:

Within city limits? ☒ Yes Within 1000FT of a landfill? NO
No. of existing lots: 1 No. of proposed lots: 1 Total site area (acres): _____
LOCATION OF PROPERTY BY STREETS: On or Near: 406 EUBANK BVD NE
Between: TRUJILLO ST and BELL
Check if project was previously reviewed by: Sketch Plat/Plan ☐ or Pre-application Review Team(PRT) ☐ Review Date: _____

SIGNATURE

(Print Name) Rick Bennett DATE 12/27/17
Applicant: ☐ Agent: ☒

FOR OFFICIAL USE ONLY

Revised: 11/2014

- ☐ INTERNAL ROUTING
☐ All checklists are complete
☐ All fees have been collected
☐ All case #s are assigned
☐ AGIS copy has been sent
☐ Case history #s are listed
☐ Site is within 1000ft of a landfill
☐ F.H.D.P. density bonus
☐ F.H.D.P. fee rebate

Application case numbers

1TEPC-40070

Action

SDP

CMF

ADV

S.F.

Fees

\$385.00

\$50.00

\$75.00

\$510.00

Hearing date Feb 8, 2018

12-28-17
Staff signature & Date

Project # 1009920

FORM P(1): SITE DEVELOPMENT PLAN REVIEW – E.P.C. PUBLIC HEARING

- ☐ **SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC16)** **Maximum Size: 24" x 36"**
☐ **IP MASTER DEVELOPMENT PLAN (EPC11)**
 — 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
 — Scaled Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) **20 copies**.
 For IP master development plans, include general building and parking locations, and design requirements for buildings, landscaping, lighting, and signage.
 — Site plans and related drawings reduced to 8.5" x 11" format (**1 copy**)
 — Zone Atlas map with the entire property(ies) clearly outlined
 — Letter briefly describing, explaining, and justifying the request
 — Letter of authorization from the property owner if application is submitted by an agent
 — Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 — Completed Site Plan for Subdivision and/or Building Permit Checklist
 — Sign Posting Agreement
 — Traffic Impact Study (TIS) form with required signature
 — Fee (see schedule)
 — List any original and/or related file numbers on the cover application
EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

- ☒ **SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC15)** **Maximum Size: 24" x 36"**
☐ **SITE DEVELOPMENT PLAN and/or WAIVER OF STANDARDS FOR WIRELESS TELECOM FACILITY (WTF) (EPC17)**

- ☒ 5 Acres or more & zoned SU-1, IP, SU-2, PC, or Shopping Center: Certificate of No Effect or Approval
☒ Site Plan and related drawings (folded to fit into an 8.5" by 14" pocket) **20 copies**.
☒ Site Plan for Subdivision, if applicable, previously approved or simultaneously submitted.
 (Folded to fit into an 8.5" by 14" pocket.) **20 copies**
☒ Site Plans and related drawings reduced to 8.5" x 11" format (**1 copy**)
☒ Zone Atlas map with the entire property(ies) precisely and clearly outlined and crosshatched (to be photocopied)
☒ Letter briefly describing, explaining, and justifying the request
☒ Letter of authorization from the property owner if application is submitted by an agent
 — Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 — Sign Posting Agreement
☒ Completed Site Plan for Subdivision and/or Building Permit Checklist
☒ Traffic Impact Study (TIS) form with required signature
 — Fee (see schedule)
 — List any original and/or related file numbers on the cover application

NOTE: For wireless telecom facilities, requests for waivers of requirements, the following materials are required in addition to those listed above for application submittal:

- Collocation evidence as described in Zoning Code §14-16-3-17(A)(6)
 — Notarized statement declaring number of antennas accommodated. Refer to §14-16-3-17(A)(13)(d)(2)
 — Letter of intent regarding shared use. Refer to §14-16-3-17(A)(13)(e)
 — Affidavit explaining factual basis of engineering requirements. Refer to §14-16-3-17(A)(13)(d)(3)
 — Distance to nearest existing free standing tower and its owner's name if the proposed facility is also a free standing tower §14-16-3-17(A)(17)
 — Registered engineer or architect's stamp on the Site Development Plans
 — Office of Community & Neighborhood Coordination inquiry response as above **based on ¼ mile radius**

EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

- ☐ **AMENDED SITE DEVELOPMENT PLAN FOR BUILDING PERMIT (EPC01)** **Maximum Size: 24" x 36"**
☐ **AMENDED SITE DEVELOPMENT PLAN FOR SUBDIVISION (EPC02)**

- Proposed amended Site Plan (folded to fit into an 8.5" by 14" pocket) **20 copies**
 — DRB signed Site Plan being amended (folded to fit into an 8.5" by 14" pocket) **20 copies**
 — DRB signed Site Plan for Subdivision, if applicable (required when amending SDP for Building Permit) **20 copies**
 — Site plans and related drawings reduced to 8.5" x 11" format (**1 copy**)
 — Zone Atlas map with the entire property(ies) clearly outlined
 — Letter briefly describing, explaining, and justifying the request
 — Letter of authorization from the property owner if application is submitted by an agent
 — Office of Community & Neighborhood Coordination inquiry response, notifying letter, certified mail receipts
 — Sign Posting Agreement
 — Completed Site Plan for Building Permit Checklist (not required for amendment of SDP for Subdivision)
 — Traffic Impact Study (TIS) form with required signature
 — Fee (see schedule)
 — List any original and/or related file numbers on the cover application

EPC hearings are approximately 7 weeks after the filing deadline. Your attendance is required.

I, the applicant, acknowledge that any information required but not submitted with this application will likely result in deferral of actions.

Rick Beunet
 Applicant name (print)
12/27/17
 Applicant signature / date



- ☐ Checklists complete
☐ Fees collected
☐ Case #s assigned
☐ Related #s listed

Application case numbers
17-EPC-40070

Form revised November 2010

12-28-17
 Planner signature / date
 Project #: 1009920

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: RBA DATE OF REQUEST: 12/26/17 ZONE ATLAS PAGE(S): L-20

CURRENT:

ZONING SU-2/M-1
PARCEL SIZE (AC/SQ. FT.) 67,802 SF

REQUESTED CITY ACTION(S): 1.55 AC.

ANNEXATION ☐

ZONE CHANGE ☐: From _____ To _____

SECTOR, AREA, FAC, COMP PLAN ☐

AMENDMENT (Map/Text) ☐

LEGAL DESCRIPTION:

LOT OR TRACT # 1-A BLOCK # 48
SUBDIVISION NAME SKYLINE HEIGHTS

SITE DEVELOPMENT PLAN:

SUBDIVISION* ☐ AMENDMENT ☐

BUILDING PERMIT ☒ ACCESS PERMIT ☐

BUILDING PURPOSES ☐ OTHER ☐

*includes platting actions

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT ☐

NEW CONSTRUCTION ☒

EXPANSION OF EXISTING DEVELOPMENT ☒

GENERAL DESCRIPTION OF ACTION:

OF UNITS: 1 BUILDING NEW

BUILDING SIZE: 4043 (sq. ft.)

1643 DONUT (NEW)

1300 JIMMY JOHN'S (EXISTS) 2000 RETAIL (EXISTS)

1200 RETAIL (EXISTS)

1200 RETAIL (EXISTS)

Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE

[Signature]

DATE 12/27/17

(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2ND St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES ☐ NO ☐ BORDERLINE ☒

THRESHOLDS MET? YES ☐ NO ☒ MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: ☐

Notes:

*Trip generation Required to determine if a TIS is needed.
Trip generation shall include the whole site.*

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.

[Signature]
TRAFFIC ENGINEER

12-28-17
DATE

Required TIS must be completed prior to applying to the EPC and/or the DRB. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED 1/1/18
-FINALIZED 1/1/18

TRAFFIC ENGINEER

DATE

GLAD, LLC
39 Canyon Ridge Dr
Sandia Park, NM 87047

January 26, 2017

City of Albuquerque
Planning Department
600 Second Street NW
Albuquerque, NM 87102

**Re: LETTER OF AUTHORIZATION
Innova Plaza
401 Eubank SE**

To Whom It May Concern:

RBA Architecture, PC is authorized to act as the agent for Innova Plaza for obtaining a Site Development Plan and/or Building Permit as referenced above. This letter does not restrict our Agent from any necessary business required for our project

If you have any questions, please feel free to call or email.

Sincerely,

A handwritten signature in dark ink, appearing to be 'DA' or 'Doug Adams', with a stylized flourish.

Doug Adams
dadamsclan@msn.com

PRE-APPLICATION REVIEW TEAM (PRT) MEETING

PA# 17-183 Date: 12-12-17 Time: 1:30pm

Address: 401 Eubank Blvd SE

1. AGENCY REPRESENTATIVES PRESENT AT MEETING

Planning: ☐ Kym Dicome ☒ Other: Catalina Lehner
Code Enforcement: ☒ Ben McIntosh ☒ Other: Michelle
Fire Marshall: ☐ Antonio Chinchilla ☐ Eric Gonzales
Transportation: ☒ Marwa Al-Najjar

2. TYPE OF APPLICATION ANTICIPATED / APPROVAL AUTHORITY

- | | | |
|---|---------------------------------------|--|
| <input type="checkbox"/> Zone Map Amendment | <input type="checkbox"/> EPC Approval | <input type="checkbox"/> City Council Approval |
| <input type="checkbox"/> Sector Dev. Plan Amendment | <input type="checkbox"/> EPC Approval | <input type="checkbox"/> City Council Approval |
| <input type="checkbox"/> Site Dev. Plan for Subdivision | <input type="checkbox"/> EPC Approval | <input type="checkbox"/> DRB Approval <input type="checkbox"/> Admin Approval |
| <input checked="" type="checkbox"/> Site Dev. Plan for Bldg. Permit | <input type="checkbox"/> EPC Approval | <input type="checkbox"/> DRB Approval <input checked="" type="checkbox"/> Admin Approval |
| <input type="checkbox"/> Other _____ | | |

3. SUMMARY OF PRT DISCUSSION:

Current Zoning: SU-2/M-1
Proposed Use/Zone: drive thru for coffee/donut place
Applicable Plans: Comp Plan, East Gateway Sector Devel Plan (EG-SDP)
Applicable Design Regulations: General Design Regulations (EG-SDP)
Previously approved site plans/project #s: _____
Requirements for application: (R-270-1980, Notification, as-built drawings, TIS, Check Lists, Other) _____

Handouts Given:

- ☐ Zone Map Amendment Process ☐ R-270-1980 ☐ AA Process ☐ EPC Schedule

Additional Notes:

- the subject property is within the boundaries of the East Gateway Sector Development Plan (EG-SDP).
- a pdf is available at: www.cabq.gov/planning. Go to Publications
- zoning is SU2/M-1
- development must follow the General Design Regulations (starting on p. 5-46 of the Plan).

***Please Note: PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY: THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL. Statements regarding Zoning are not Certificates of Zoning. Additional research may be necessary to determine the exact type of application and/or process needed. It is possible that factors unknown at this time and/or thought of as minor could become significant as the case progresses.

- all Design Regulations Apply, but pay special attn to parking, outdoor space, and building design.
- Conditional use granted by zhe in 2014 for a drive-up service window
- conditional use granted in 2016 for retail alcohol sales
- Note: design regulation re: drive-thrus: #4 under 5.6.14. Site layout issue.
- applicant wants to develop credit union and coffee/donut place - same building
- had 1st prt 3/10-15 2:15 pm,
- building popped out along Embank - hides drive thru behind - looks like building 5.6.14.A.4.a.
- (Q) Do we need the wall? prefer to do landscaping?
- start w- foundation permit - OK
- Schedule DRT. - bring site plan, LS plan, G + P, elevations
- have an approval for phase I - please bring to DRT.
- another TCL needed - due to drive thru - possibly
- administrative approval (AA) - current planning
- yes - screen wall required - screen cars against materials - combo wall + landscaping (Code Enforcement)

PRE-APPLICATION REVIEW TEAM (PRT) MEETING

PA# 15- 036 Date: 3.10.2015 Time: 2:15 PM

1. AGENCY REPRESENTATIVES PRESENT AT MEETING

Planning: ☒ Kym Dicome ☐ Catalina Lehner
☒ Others: MAGGIE GOULD
Transportation: ☐ Jeanne Wolfenbarger ☐ Other: _____
Code Enforcement: ☐ Ben McIntosh ☒ Other: VINCE MONTANO
Fire Marshall's office ☐ Antonio Chinchilla ☒ Other: MR. GONZALES
Others: _____

2. TYPE OF APPLICATION ANTICIPATED / APPROVAL AUTHORITY

- | | | |
|--|--|---|
| <input type="checkbox"/> Zone Map Amendment | <input type="checkbox"/> EPC Approval | <input type="checkbox"/> City Council Approval |
| <input type="checkbox"/> Sector Dev. Plan Amendment | <input type="checkbox"/> EPC Approval | <input type="checkbox"/> City Council Approval |
| <input type="checkbox"/> Site Dev. Plan for Subdivision | <input type="checkbox"/> EPC Approval | <input type="checkbox"/> DRB Approval <input type="checkbox"/> Admin Approval |
| <input checked="" type="checkbox"/> Site Dev. Plan for Bldg Permit | <input checked="" type="checkbox"/> EPC Approval | <input type="checkbox"/> DRB Approval <input type="checkbox"/> Admin Approval |
| <input type="checkbox"/> Other <u>2ME</u> | _____ | |

3. SUMMARY OF PRT DISCUSSION:

Current Zoning: SU-2 / M-1
Applicable Plans: EAST GATEWAY SDP.
Applicable Design Regulations: _____
Other Applicable Regulations: _____
Previously approved site plans/project #s: _____
Proposed Use/Zone: _____
Requirements for application: (R-270-1980, Notification, as-built drawings, TIS, Check Lists, Other)

Handouts Given:

☐ Zone Map Amendment Process ☐ R-270-1980 ☐ AA Process ☐ EPC Schedule

Further input needed: (Sketch Plat Review @ DRB, DRT, ZEO, ONC, pre-application facilitated meeting, other)

Additional Notes:
INNOVA PLAZA. DRIVEWAY DRIVE THRU. THUMBALL
IN ORDER TO ALLOW ABUTTING EUBANK

CORNER LOT 5.6.14 BLDG ORIENTATION/ENTRANCES
REQUIRE DEVIATIONS. WILL ADD SCREEN WALL AROUND
THRU EPC

4. SIGN & DATE TO VERIFY ATTENDANCE & RECEIPT OF THIS SUMMARY.

Kym Dicome
PRT CHAIR

Kym Dicome
APPLICANT OR AGENT

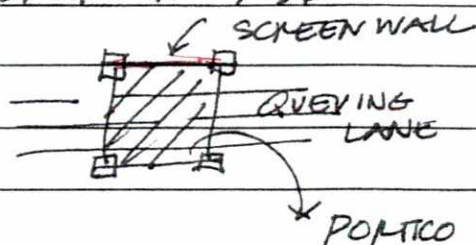
***Please Note: PRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY: THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL. Statements regarding Zoning are not Certificates of Zoning. Additional research may be necessary to determine the exact type of application and/or process needed. It is possible that factors unknown at this time and/or thought of as minor could become significant as the case progresses.

QUEUING LANES CAN BE ALONG EUBANK IF ADD

SCREEN WALL + ADD PORTICO

TRUMBULL. HAVE TO

ASK FOR DEVIATIONS:



SUBJECT TO GENERAL DESIGN STDS. 5.6

OUTDOOR SPACE 5.6.5

EPC. JUSTIFICATION MEETS INTENT OF PLAN.

BUDG ELEVATIONS. GENERIC FOR EPC.

5.6.15 WINDOWS + DOORS APPLY.

TRANSPORTATION — LAYOUT LOOKS GOOD 02.11.2015

THRESHOLD FOR TRAFFIC IMPACT. WILL LOOK @ #9

SUBMIT TO JEANNE —

PAINTED/STRIPED.

PEDESTRIAN CONNECTIONS — ADD ONE ALONG TRUMBULL.

FIRE MARSHALL — GAVE REQ'MENTS. DISCUSSED LAYOUT. SPRINKLED. (BANK)

RETAINING WALL ALONG ~~WALL~~ BELL AVENUE.

ZHE. FOR WALL ALONG 5-52 (14.16.3.19) ~~BAF~~ GET A VARIANCE. USED AS OUTDOOR STORAGE SCREENING.

SIGNAGE. SIGNAGE REFERS TO O-1 SIGNAGE REGULATIONS

ZHE SIGN MUST BE 10' FROM R. \square PROHIBITED LOCATIONS 14.6.3.5 (14.16.3.5)

5162

DESIGNER

CenturyLink Webmail

rr0505@q.com

± Font Size ±

RE: East Gateway Sector Development Plan

From : Maggie S. Gould <MGould@cabq.gov>
Subject : RE: East Gateway Sector Development Plan
To : rr0505@q.com
Cc : Catalina L. Lehner <CLehner@cabq.gov>, Kym Dicome <kdicome@cabq.gov>, Benjamin A. McIntosh <bmcintosh@cabq.gov>

Mon, Feb 23, 2015 06:04 PM

Hello Mr. Romero,

You asked that I clarify the deviation regarding section 5.6.14.A.4.b,
No portion of queuing lanes, access lanes
or driveways shall be located within 40 feet
of the street-facing façades of a building or
between the building and the street, excepting
an alley.

The site plan that you had on Tuesday showed the lanes between the building and Eubank and between the building and Trumbull. The lanes along Trumbull would still require the deviation. There may be other deviations required once the site plan has been reviewed for compliance.

Also, a PRT or DRT is required before submitting to EPC, see page 5-9, section 5.5 of the plan.

Please refer to the original e-mail below for the other deviations.

Please let us know if you have further questions.

Thank you,

Maggie Gould, MCRP
Planner
City of Albuquerque, Planning Department
600 Second St. NW
Albuquerque, NM 87102
505-924-3910
mgould@cabq.gov

From: Gould, Maggie S.
Sent: Wednesday, February 18, 2015 5:10 PM
To: 'rr0505@q.com'
Cc: Lehner, Catalina L.; Dicome, Kym; McIntosh, Benjamin A.
Subject: RE: East Gateway Sector Development Plan

One more time with correct e-mail.

From: Gould, Maggie S.
Sent: Wednesday, February 18, 2015 5:06 PM
To: 'rr0505@q.com'
Cc: Lehner, Catalina L.; Dicome, Kym; McIntosh, Benjamin A.
Subject: East Gateway Sector Development Plan

Hello Mr. Romero,

I talked to our staff about your site at Eubank and Trumbull. The site is subject to the requirements of section 5.6 General Design Regulations in the East Gateway Sector Development Plan.
Based on the design that you showed us on Tuesday you would have to go to EPC for approval of a site development plan for building permit with deviations to the sector development plan.

5.6.14 Building Orientation/Entrances, Section 3 requires that buildings on corners address the street corner, Section 4b requires that the queuing lanes not be between the building and the street and section 4C requires that the drive-in facilities be located on the side of the building furthest from the building. The site is also subject to the requirements for glazing, landscaping and signage.

The Chick-Fil-A project that went to EPC last year also required a deviation for the queuing lanes. The addition of a porte cochere counted towards the building setback requirement.

Page 5-9, section 5.5 of the plan contains the deviation process. You will need to submit a table showing the deviations and will need to submit a letter showing how the project still meets the intent of the plan.

The deadline to submit for the April 9th EPC hearing is February 26th.

Please let us know if you have any questions.

I included some of the relevant text from the plan.

5.6.14 Building Orientation/Entrances

A. For all East Gateway Properties abutting Arterial Streets or within the SU-2/EG CAC, NAC, C and C-2 Zones:

1. A primary accessible entrance for every building excepting courtyard buildings where primary entrances may face a central courtyard, shall directly face a street, excepting an alley.
2. Street-facing entrances shall be clearly defined with façade variations, porticos, roof variations, recesses or projections, or other integral building forms.
3. Buildings on Corner Lots shall address the street corner in one of the following ways:
 - a. Locate the main entrance at the street corner, or
 - b. Curve, angle, step back or project the corner of the building at the street corner
4. Drive-up windows, ordering panels and gas pumps shall be located only at the rear of a building. When rear location is impossible due to site constraints, side location is permissible provided the following requirements are met:
 - a. Drive-in facilities (pick up windows, ordering panels), other than gas pumps, shall be screened from abutting lots and the public right-of-way, excepting alleys, by a masonry wall and landscaping. The wall shall be a maximum of 3 feet high on all sides where access is not needed.
 - b. No portion of queuing lanes, access lanes or driveways shall be located within 40 feet of the street-facing façades of a building or between the building and the street, excepting an alley.
 - c. For corner lots, the drive-in facility shall be located on the on the side of the building furthest from the corner.

Maggie Gould, MCRP

Planner

City of Albuquerque, Planning Department

600 Second St. NW

Albuquerque, NM 87102

505-924-3910

mgould@cabq.gov

DESIGN REVIEW TEAM (DRT) MEETING

DT # 17- 012

Date: 1:45 pm Time: 12/20/17

1. PLANNING DEPARTMENT REPRESENTATIVES PRESENT AT MEETING

Current Planning: ☐ Kym Dicome ☒ Other Michael Vos, Maggie Goid
Code Enforcement: ☒ Ben McIntosh ☐ Other _____
Others: Racquel Michel Ernest Armijo

2. TYPE OF APPLICATION ANTICIPATED / APPROVAL AUTHORITY

☐ Site Dev. Plan for Subdivision ☐ EPC Approval ☐ DRB Approval ☐ Admin. Approval
☐ Site Dev. Plan for Bldg Permit ☐ EPC Approval ☐ DRB Approval ☐ Admin. Approval
☐ Other _____

3. SUMMARY OF DRT DISCUSSION:

Current Zoning: ~~SU-2 M-1~~ SU-2 M-1
Applicable Plans: East Gateway SDP
Applicable Design Regulations: EG General Design Regs.
Other Applicable Regulations: _____
Previously approved site plans/project #s: ZHE approval for retail drive-thru uses
Proposed Use/Zone: No change

Meeting Notes:

- Transportation has concerns of drive-thru location - moving exit/maneuvering space forward of window and lane separated by 6" curb.
- Page 5-55, 5.6.14 #4b. prohibits drive-thru location between building and street. Potential deviation to EPC like Chick-fil-A across street. See 1000897.
- Process per plan is a site development plan for (see next page for continuation of notes)
- EPC Review → If deemed to require review (Page 5-9).

4. SIGN & DATE TO VERIFY ATTENDANCE & RECEIPT OF THIS SUMMARY.

[Signature]
DRT CHAIR

APPLICANT OR AGENT

**Please Note: DRT DISCUSSIONS ARE FOR INFORMATIONAL PURPOSES ONLY; THEY ARE NON-BINDING AND DO NOT CONSTITUTE ANY KIND OF APPROVAL. Statements regarding Zoning are not Certificates of Zoning. Additional research may be necessary to determine the exact type of application and/or process needed. It is possible that factors unknown at this time and/or thought of as minor could become significant as the case progresses.*

CITY OF ALBUQUERQUE

TRAFFIC IMPACT STUDY (TIS) FORM

APPLICANT: RBA DATE OF REQUEST: 12/26/17 ZONE ATLAS PAGE(S): L-20

CURRENT:

ZONING SU-2/M-1
PARCEL SIZE (AC/SQ. FT.) 67,802 SF

LEGAL DESCRIPTION:

LOT OR TRACT # 1-A BLOCK # 48
SUBDIVISION NAME SKYLINE HEIGHTS

REQUESTED CITY ACTION(S): 1.55 AC.

ANNEXATION ☐

ZONE CHANGE ☐: From _____ To _____

SECTOR, AREA, FAC, COMP PLAN ☐

AMENDMENT (Map/Text) ☐

SITE DEVELOPMENT PLAN:

SUBDIVISION* ☐ AMENDMENT ☐

BUILDING PERMIT ☒ ACCESS PERMIT ☐

BUILDING PURPOSES ☐ OTHER ☐

*includes platting actions

PROPOSED DEVELOPMENT:

NO CONSTRUCTION/DEVELOPMENT ☐

NEW CONSTRUCTION ☒

EXPANSION OF EXISTING DEVELOPMENT ☒

GENERAL DESCRIPTION OF ACTION:

OF UNITS: 1 BUILDING NEW

BUILDING SIZE: 4043 (sq. ft.)

1643 DONUT (NEW)

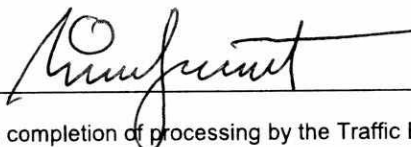
1300 JIMMY JOHNS (EXIST) 2000 RETAIL (EXIST)

1200 RETAIL (EXIST)

1700 RETAIL (EXIST)

Note: changes made to development proposals / assumptions, from the information provided above, will result in a new TIS determination.

APPLICANT OR REPRESENTATIVE



DATE 12/27/17

(To be signed upon completion of processing by the Traffic Engineer)

Planning Department, Development & Building Services Division, Transportation Development Section -
2ND Floor West, 600 2nd St. NW, Plaza del Sol Building, City, 87102, phone 924-3994

TRAFFIC IMPACT STUDY (TIS) REQUIRED: YES ☐ NO ☐ BORDERLINE ☒

THRESHOLDS MET? YES ☐ NO ☒ MITIGATING REASONS FOR NOT REQUIRING TIS: PREVIOUSLY STUDIED: ☐

Notes:

*Trip generation Required To determine if a TIS is needed.
Trip generation shall include the whole site.*

If a TIS is required: a scoping meeting (as outlined in the development process manual) must be held to define the level of analysis needed and the parameters of the study. Any subsequent changes to the development proposal identified above may require an update or new TIS.


TRAFFIC ENGINEER

12-28-17
DATE

Required TIS must be completed prior to applying to the EPC and/or the DRB. Arrangements must be made prior to submittal if a variance to this procedure is requested and noted on this form, otherwise the application may not be accepted or deferred if the arrangements are not complied with.

TIS -SUBMITTED / /
-FINALIZED / /

TRAFFIC ENGINEER

DATE



January 29, 2018

City of Albuquerque
Planning Department
600 Second Street NW
Albuquerque, NM 87102

INNOVA PLAZA – PHASE 2 – SITE DEVELOPMENT PLAN FOR BUILDING PERMIT
401 Eubank SE
Albuquerque, NM 87123

This letter is a summary, clarification and justification of the proposed Site Development plan for building permit application with request for deviations to the East Gateway Sector development plan. The deviations being requested are:

Deviations requested:

1) Per section 5.6.14.A 4. Drive-up windows, ordering panels and gas pumps shall be located only at the rear of a building. When rear location is impossible due to site constraints, side location is permissible provided the following requirements are met:

b. No portion of queuing lanes, access lanes or driveways shall be located within 40 feet of the street-facing façades of a building or between the building and the street, excepting an alley.

We are requesting that the queuing lane be within 40 feet of the street facing facade of the building and the street. Following the deviation criteria, our queuing lane will be screened with a 3'-0" high masonry wall and landscaping. We have also provided a covered structure that shields the menu board from the street and provides an extension of the building façade design, enhancing the street presence of the building. Due to site constraints of parking layout, we were unable to design the building similar to Phase 1 however we consider this design to be of comparable design quality as it would be if developed under plan regulations and meets the intent and goals of the EGSDP by shielding the queuing lane from street view and will enhance the area by providing jobs and local services.

2) Per section 5.6.14.A.1 states that a primary accessible entrance for every building excepting courtyard buildings where primary entrances may face a central courtyard shall directly face a street, excepting an alley.

Due to site constraints, existing buildings and parking requirements, we were forced to place the entry doors for phase 2 facing west, away from the street. We were not able to design the building like Phase 1 because the parking layout would not work without pushing the building to the back of the lot, away from the street, which is also not allowed in the EGSDP. In order to maintain the intent and goal of the EGSDP for pedestrian access from Eubank, we have provided an 8'-0" wide accessible path from Eubank to the main entry door of each tenant space. Covered patios are also available for the public as well outdoor seating. We feel our design meets the intent and goals of the EGSDP by providing easily accessible pedestrian access to the site, bike parking and shared public outdoor patios. Together these elements will enhance the area and provide needed services to the community.



3) Per section 5.6.14.A.3 states that building on corner lots shall address the street corner in one of the following ways:

- a. Locate the main entrance at the street corner; or
- b. Curve, angle, step back or project the corner of the building at the street corner.

We have addressed this design concern by angling the corner of our building at the corner of Trumbull and Eubank and located the drive-up window on the opposite side, furthest from the corner. Due to site constraints and existing conditions this is the only way we could address the corner condition. We feel our design to be of comparable design quality as it would be if developed under plan regulations and meets the intent and goals of the EGSDP and will enhance the area.

We have addressed the existing site constraints that have guided our design and our site layout. We would also like to address the surrounding context in which our site is located, which is the southern boundary of the EGSDP, as Eubank ends to the south into Sandia National Labs. Across Eubank, to the east is an existing Home Depot & a Chick-Fil-a fast food restaurant with drive-thru lane abutting Eubank. To the north is a medical marijuana grow facility and to the west is an industrial storage lot. Our proposed development is surrounded by similar if not more intense uses. We feel our request is in-line with the goals of the EGSDP and will provide useful pedestrian friendly services and design within an area that is in need of them.

In conclusion, due to existing site conditions including parking requirements for each tenant and the needed space for a drive-thru lane, we are requesting minor deviations from the EGSDP. However, we feel that because of the surrounding context of our request and our proposed design responses, that we meet the intent and goals of the EGSDP and provide needed services for the community, job opportunities, accessible, shared public spaces and high quality architectural design. Our developments goal is to bring thoughtful growth and opportunities to the area while enhancing both the neighborhood and the city of Albuquerque.

Sincerely,

A handwritten signature in blue ink, appearing to read "Rick Bennett", with a long, sweeping horizontal line extending to the right.

Rick Bennett
Architect



PNM Service Application for Commercial Service

ESR#: COMUPG047794

Date: 01/25/2018

1. Service Details:

Is this application for a New Service or Upgrade Service: Upgrade

If this is an upgrade, does the property have a PNM electric meter: Yes

PNM Account Number:

PNM Meter Number:

2. Point of Contact Details:

Name: doug adams

Company Name: GLAD LLC

Phone Number: 505-379-5341

Cell Phone Number: 505-379-5341

E-mail Address: dadamsclan@msn.com

Address: 401 Eubank Blvd SE
Sandia Park, New Mexico 87047

3. Property Ownership Details:

Who is the property owner for the service address: Same as Point of Contact

Name: doug adams

Company Name: GLAD LLC

Phone Number: 505-379-5341

Cell Phone Number: 505-379-5341

E-mail Address: dadamsclan@msn.com

Address: 401 Eubank Blvd SE
Sandia Park, New Mexico 87047

4. Bill Payer Details



Person paying the bill: Same as Point of contact

Federal Tax Id Number of Payer: 46-3104487

(Please do not enter a Social Security number)

Company Name: GLAD LLC

Contact Name: doug adams

Contacts Phone Number: 505-379-5341

Mailing Address: 401 Eubank Blvd SE

Sandia Park, New Mexico 87047

5. Project and Facility Details:

Project Name: Innova Plaza

Is the address of your new service the same as: Point of Contact

Service Address: 401 Eubank Blvd SE

Sandia Park, New Mexico 87047

What major city is closest to your service address: Albuquerque

What is the current stage of construction: Construction

Service Type: Permanent

What is your estimated In Service date: Temporary:

Permanent: 02/12/2018

Square Footage: Current:

Proposed: 5700

Total: 5700 square feet

Main Disconnect Size (amps): 400 or more

Electric Service Voltage Required:

What is the Business Type for this facility: Retail

Hours of Operation: 24 Hours a Day/7 Days a Week Yes

Monday :

Tuesday :



Wednesday -
Thursday -
Friday -
Saturday -
Sunday -

Is there any additional information that you would like the

PNM representative to know about this project: **This is phase two of a two phase project which consists of one 5700 sf building. We plan on obtaining/filing for permit the end of January, '18. We have an existing transformer for the project which I've been told, after providing PNM with an electrical engineers line drawing for the new building, that we have an ample sized transformer. We need to confirm this and get power to the newly proposed building asap. call me for further clarification. On a side note, we have more than one meter for building 1, and therefore did not know how to complete the questions relating to a meter, since it's a transformer and service to the 2nd building that we are most concerned with**

6. Other Contact Details:

Architect Information

Person Name: **Rick Bennett/Xavier Whelan**

Business Name: **RBA**

Office Phone Number: **505-242-1859**

Cell Phone Number: **--**

Electrical Contractor

Person Name: **Greg Dudley**

Business Name: **Electrical Consultants**

Office Phone Number: **505-359-9230**

Cell Phone Number: **505-821-9232**

Mechanical Contractor

Person Name:



Business Name:

Office Phone Number: --

Cell Phone Number: --

Others

Business Type: **General Contractor**

Person Name: **Pat Kimbro**

Business Name: **Kimcon**

Office Phone Number: **505-620-4994**

Cell Phone Number: **505-620-4993**

Gould, Maggie S.

From: GAYLE DOUG ADAMS <DADAMSCLAN@msn.com>
Sent: Thursday, January 25, 2018 4:39 PM
To: Gould, Maggie S.; Xavier Nuno-Whelan
Cc: GAYLE DOUG ADAMS; Pat Kimbro; Rick Bennett
Subject: Fw: [External] GLAD LLC PNM Expanded Service Request

see below regarding "expanded service request" from PNM

From: Gurule, Andrew <Andrew.Gurule@pnm.com>
Sent: Thursday, January 25, 2018 3:56 PM
To: GAYLE DOUG ADAMS
Cc: Xavier Nuno-Whelan; Rick Bennett; Pat Kimbro; Easter, Darrick
Subject: RE: [External] GLAD LLC Expanded Service Request

Doug,

No need for another application. Your rep Darrick Easter will be calling you.

Thanks,

Andrew Gurule

Engineering Supervisor
PNM - Distribution Engineering
(Metro Commercial & Residential Services)
MS ES10
Office: 505-241-0589
Cell: 505-280-8014

From: GAYLE DOUG ADAMS [mailto:DADAMSCLAN@msn.com]
Sent: Thursday, January 25, 2018 1:20 PM
To: Gurule, Andrew
Cc: GAYLE DOUG ADAMS; Xavier Nuno-Whelan; Rick Bennett; Pat Kimbro
Subject: [External] GLAD LLC Expanded Service Request

CAUTION: This email was received from an **EXTERNAL** source, use caution when clicking links or opening attachments.
If you believe this to be a malicious and/or phishing email, please send this email as an attachment to

Andrew,

I hadn't realized until after sending the previous email that you had also been part of the previous correspondence regarding this project and associated transformer. Regardless, I did complete the suggested

application for expanded commercial service. It appears that you had already assigned a PNM representative so didn't want to confuse things with another representative being assigned which may confuse everyone involved. Please advise "next steps" . . . and thanks again11

Doug Adams
505-379-5341

Your Application has been submitted successfully!

Your ESR#: COMUPG047794

A copy of the application has been sent to your email address: dadamsclan@pnm.com

Your application will be assigned to a PNM representative and you will receive their contact information. If you do not receive it within 3 business days, please call your local PNM electric service center to inquire about the status of your application.

Note: You can use your ESR Number to follow up with us regarding this application that you just submitted.

NOTIFICATION & NEIGHBORHOOD INFORMATION



Xavier Nuno-Whelan <xavier@rba81.com>

Notification Inquiry_401 Eubank Blvd SE_EPC

Quevedo, Vicente M. <vquevedo@cabq.gov>
To: "xavier@rba81.com" <xavier@rba81.com>

Wed, Jan 3, 2018 at 3:33 PM

Xavier,

Good afternoon. See list of affected associations below and attached related to your upcoming EPC submittal. Please also review the attached instruction sheet. Thank you.

Association Name	First Name	Last Name	Address Line 1	City	State	Zip	Mobile Phone	Phone	Email
✓ District 6 Coalition of Neighborhood Associations	Gina	Dennis	1816 Buena Vista Drive NE, #102	Albuquerque	NM	87106		5057023082	GinaForNM@gmail.com
✓ District 6 Coalition of Neighborhood Associations	Marian	Jordan	816 Arizona SE	Albuquerque	NM	87108	5052707815	5052685190	marianjor@aol.com
✓ East Gateway Coalition	Michael	Brasher	216 Zena Lona NE	Albuquerque	NM	87123	5053822964	5052988312	eastgatewaycoalition@gmail.com
✓ East Gateway Coalition	James	Andrews	13121 Nandina Lane SE	Albuquerque	NM	87123		5052969700	jamesw.andrews01@gmail.com

Respectfully,

Vicente M. Quevedo, MCRP

Neighborhood Liaison, Office of Neighborhood Coordination

City of Albuquerque – City Council

(505) 768-3332

cabq.gov/neighborhoods

Follow us;





December 21, 2017

**Re: INNOVA PLAZA
401 Eubank SE
14ZHE-80266
Neighborhood Notification Revised December 27, 2017**

This notification is provided to advise you that we are requesting a Site Development plan for building permit with deviations to the East Gateway Sector plan. The Sector plan states that no drive-up lane shall be within 40' of where the building faces. We are requesting that the drive-up lane be within that 40' setback between the building and the street.

Deviations to this sector plan have already been granted to the Chick-fil-A across the street and it functions well and meets the intent of the Sector Plan. In order to meet the intent of the Sector Plan further, we are building a screen wall and a covered Porte Cochere facing Eubank with extensive landscaping.

The hearing for this will take place February 8, 2018 and begins at 8:30 am. The City of Albuquerque will provide a list at a later date indicated where this item falls on the agenda. Please feel free to attend if you would like to do so.

This request is for continued approval for a drive-thru lane within 40' of the Right-of-Way abutting Trumbull and Eubank which is a variance to the Sector Development Plan.

- a) On 03/10/2015 the ZHE approved a drive-up window for this property with the request that a screen wall and portico be added. (Copy of PRT notes attached)
- b) ZHE findings from 12/05/2014 confirmed that the use will not be injurious to the adjacent property, neighborhood or the community. It was stated that the drive-thru window is much less intense of a use than the zoning SU-2/M-1. There were no known oppositions to the request and even the surrounding Owner's indicated as such.

The EPC hearing for this application will be held on February 8, 2018 at 8:30 a.m. at the Plaza Del Sol building located at 600 2nd Street NW.

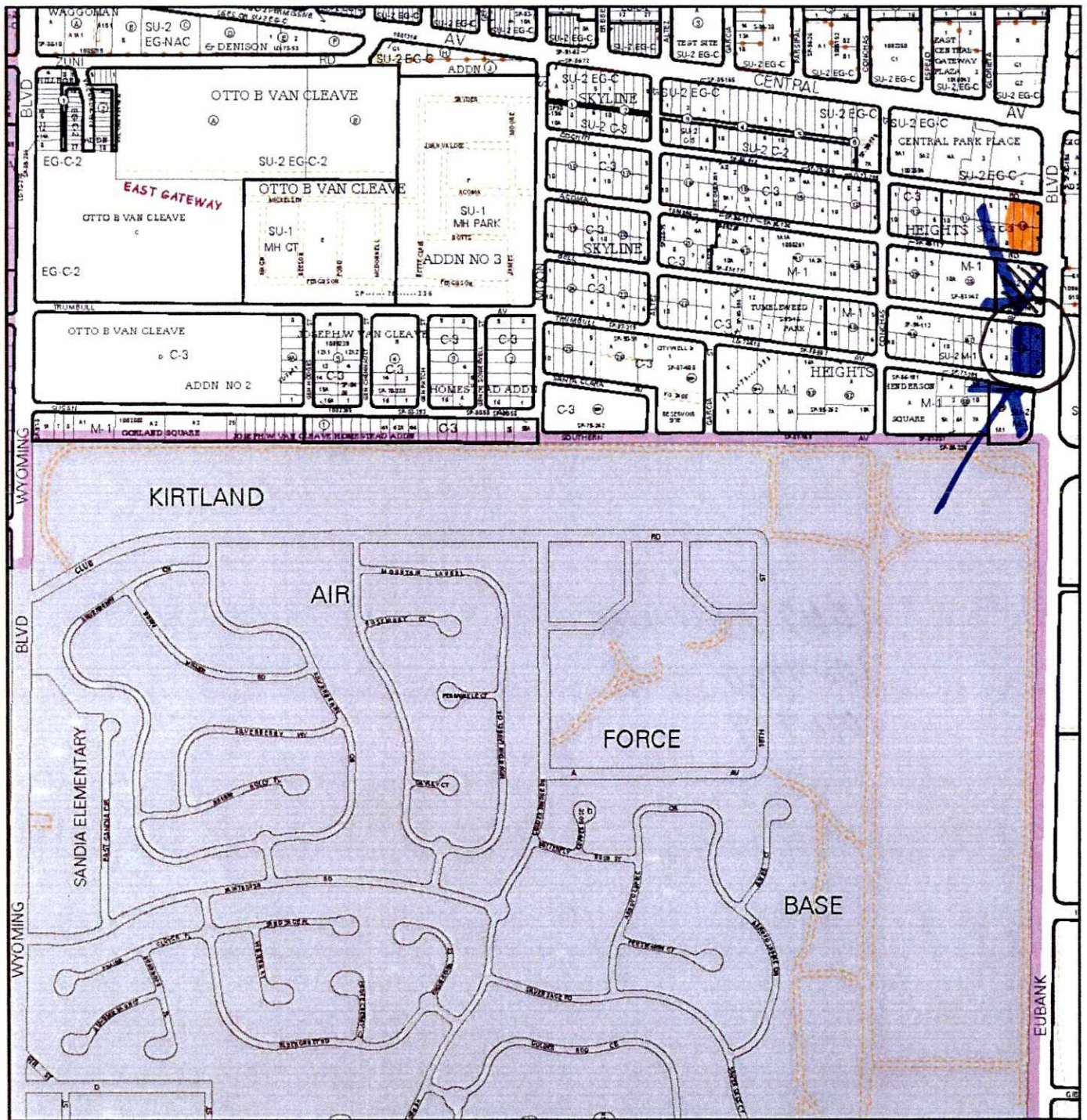
Please note, affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at striplett@cabq.gov, by phone at (505) 768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by January 8, 2018.

If you have any questions, please feel free to call or e-mail Xavier Nuno-Whelan at RBA Architecture at xavier@rba81.com.

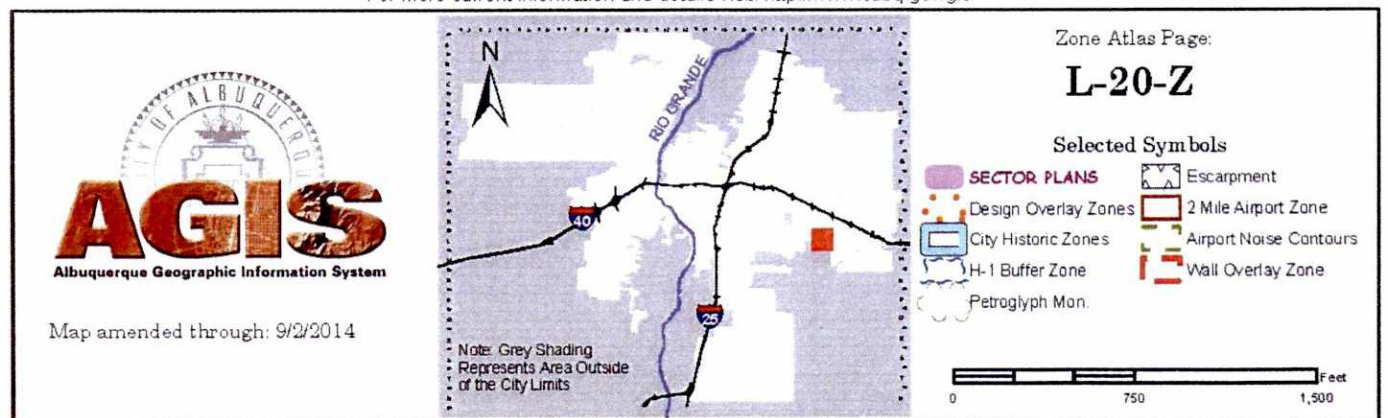
Sincerely,

A handwritten signature in blue ink, appearing to read 'Rick Bennett'.

Rick Bennett
Architect



For more current information and details visit: <http://www.cabq.gov/gis>



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For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE, NM 87123

Certified Mail Fee	\$3.35
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.49
Total Postage and Fees	\$6.59

0104
01

Postmark
Here

01/04/2018

Sent To
Michael Brasher
Street and Apt. No., or PO Box No.
216 Zena Lane NE
City, State, ZIP+4®
ABQ NM 87123

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

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ALBUQUERQUE, NM 87106

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<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.49
Total Postage and Fees	\$6.59

0104
01

Postmark
Here

01/04/2018

Sent To
Gina Dennis
Street and Apt. No., or PO Box No.
1816 Buena Vista Dr NE #102
City, State, ZIP+4®
ABQ NM 87106

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

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ALBUQUERQUE, NM 87123

Certified Mail Fee	\$3.35
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.49
Total Postage and Fees	\$6.59

0104
01

Postmark
Here

01/04/2018

Sent To
James Andrews
Street and Apt. No., or PO Box No.
13121 Crandena Lane SE
City, State, ZIP+4®
ABQ NM 87123

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

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ALBUQUERQUE, NM 87108

Certified Mail Fee	\$3.35
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.49
Total Postage and Fees	\$6.59

0104
01

Postmark
Here

01/04/2018

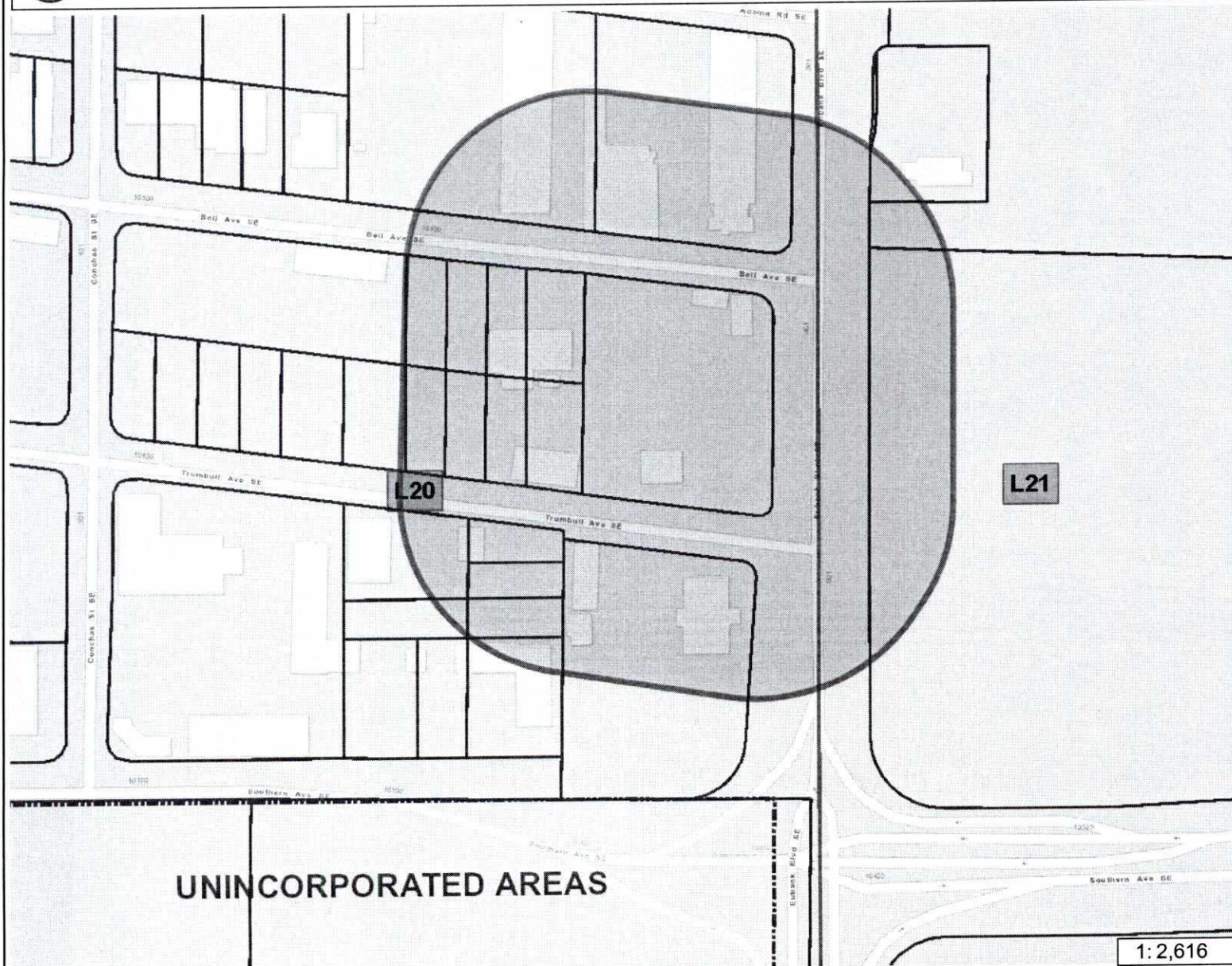
Sent To
Marion Jordan
Street and Apt. No., or PO Box No.
816 Arizona SE
City, State, ZIP+4®
ABQ NM 87108

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions



401 Eubank Blvd. SE



Legend

- ☐ Bernalillo County Parcels
- ☐ Zone Grid
- Municipal Limits**
 - ☒ Corrales
 - ☒ Edgewood
 - ☒ Los Ranchos
 - ☒ Rio Rancho
 - ☒ Tijeras
 - ☐ UNINCORPORATED
- World Street Map

Notes

Buffer: 220ft
ROW: Eubank 120ft.

0.1 0 0.04 0.1 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
12/20/2017 © City of Albuquerque

This map is a user generated static output from www.cabq.gov/gis and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

**U.S. Postal Service™
CERTIFIED MAIL® RECEIPT**
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For delivery information, visit our website at www.usps.com®.

ALBUQUERQUE, NM 87191

Certified Mail Fee	\$3.35	0101
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	09
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
Total Postage and Fees	\$6.59	12/28/2017

Sent To
FREDERICK DAVID STEPHANIE
Street and Apt. No., or PO Box No.
PO BOX 10070
City, State, ZIP+4®
ALBUQUERQUE NM 87191

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ISSAQUAH, WA 98027

Certified Mail Fee	\$3.35	0101
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	09
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
Total Postage and Fees	\$6.59	12/28/2017

Sent To
COSTCO WHOLESALE CORP PROFFER INV DEPT
Street and Apt. No., or PO Box No.
999 LAKE DR
City, State, ZIP+4®
ISSAQUAH WA 98027

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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ALBUQUERQUE, NM 87111

Certified Mail Fee	\$3.35	0101
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	09
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
Total Postage and Fees	\$6.59	12/28/2017

Sent To
CARABASAL GUY D & CARABASAL YVETTE
Street and Apt. No., or PO Box No.
12532 ROYAL WINDSOR PL NE
City, State, ZIP+4®
ALBUQUERQUE NM 87111

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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ALBUQUERQUE, NM 87123

Certified Mail Fee	\$3.35	0101
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	09
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
Total Postage and Fees	\$6.59	12/28/2017

Sent To
BUZZARD ROBERT A & BONNIE & ARNOLD W
Street and Apt. No., or PO Box No.
301 BOBBI BLVD SE
City, State, ZIP+4®
ALBUQUERQUE NM 87123

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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ALBUQUERQUE, NM 87123

Certified Mail Fee	\$3.35	0101
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	09
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
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<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
Total Postage and Fees	\$6.59	12/28/2017

Sent To
BUDLONG TODD & WATSHAM D
Street and Apt. No., or PO Box No.
642 MAXWELL ST NE
City, State, ZIP+4®
ALBUQUERQUE NM 87123

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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ALBUQUERQUE, NM 87103

Certified Mail Fee	\$3.35	0101
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	09
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
Total Postage and Fees	\$6.59	12/28/2017

Sent To
CITY OF ALBUQUERQUE
Street and Apt. No., or PO Box No.
PO BOX 1743
City, State, ZIP+4®
ALBUQUERQUE NM 87103

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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SANDIA PARK, NM 87047

Certified Mail Fee	\$3.35	0101
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	09
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
Total Postage and Fees	\$6.59	12/28/2017

Sent To: **CLAD, LLC**
Street and Apt. No., or PO Box No.
341 CANYON RIDGE DR
City, State, ZIP+4®
SANDIA PARK, NM 87047

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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ALBUQUERQUE, NM 87109

Certified Mail Fee	\$3.35	0101
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	09
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
Total Postage and Fees	\$6.59	12/28/2017

Sent To: **BELL CAPITAL LLC**
Street and Apt. No., or PO Box No.
4700 MONTGOMERY BLVD NE
City, State, ZIP+4®
ALBU, NM 87109

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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ALBUQUERQUE, NM 87153

Certified Mail Fee	\$3.35	0101
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	09
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
Total Postage and Fees	\$6.59	12/28/2017

Sent To: **JNS ENTERPRISES, INC**
Street and Apt. No., or PO Box No.
PO BOX 53176
City, State, ZIP+4®
ALBU, NM 87153

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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ATLANTA, GA 30349

Certified Mail Fee	\$3.35	0101
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	09
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
Total Postage and Fees	\$6.59	12/28/2017

Sent To: **HO DEVELOPMENT OF MARYLAND, INC**
Street and Apt. No., or PO Box No.
PO BOX 105842
City, State, ZIP+4®
ATLANTA, GA 30349

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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ALBUQUERQUE, NM 87123

Certified Mail Fee	\$3.35	0101
Extra Services & Fees (check box, add fee as appropriate)	\$2.75	09
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.49	
Total Postage and Fees	\$6.59	12/28/2017

Sent To: **STEWART STEVENS & DEBBIE STEWART ALFORD M -**
Street and Apt. No., or PO Box No.
303 COUNCIL ST SE
City, State, ZIP+4®
ALBU, NM 87123

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



December 21, 2017

**Re: INNOVA PLAZA
401 Eubank SE
14ZHE-80266
Neighborhood Notification Revised December 27, 2017**

This notification is provided to advise you that we are requesting a Site Development plan for building permit with deviations to the East Gateway Sector plan. The Sector plan states that no drive-up lane shall be within 40' of where the building faces. We are requesting that the drive-up lane be within that 40' setback between the building and the street.

Deviations to this sector plan have already been granted to the Chick-fil-A across the street and it functions well and meets the intent of the Sector Plan. In order to meet the intent of the Sector Plan further, we are building a screen wall and a covered Porte Cochere facing Eubank with extensive landscaping.

The hearing for this will take place February 8, 2018 and begins at 8:30 am. The City of Albuquerque will provide a list at a later date indicated where this item falls on the agenda. Please feel free to attend if you would like to do so.

This request is for continued approval for a drive-thru lane within 40' of the Right-of-Way abutting Trumbull and Eubank which is a variance to the Sector Development Plan.

- a) On 03/10/2015 the ZHE approved a drive-up window for this property with the request that a screen wall and portico be added. (Copy of PRT notes attached)
- b) ZHE findings from 12/05/2014 confirmed that the use will not be injurious to the adjacent property, neighborhood or the community. It was stated that the drive-thru window is much less intense of a use than the zoning SU-2/M-1. There were no known oppositions to the request and even the surrounding Owner's indicated as such.

The EPC hearing for this application will be held on February 8, 2018 at 8:30 a.m. at the Plaza Del Sol building located at 600 2nd Street NW.

Please note, affected Neighborhood Associations and Homeowner Associations may request a Facilitated Meeting regarding this project by contacting the Alternative Dispute Resolution (ADR) Program by email at striplett@cabaq.gov, by phone at (505) 768-4712 or (505) 768-4660. A facilitated meeting request must be received by ADR by January 8, 2018.

If you have any questions, please feel free to call or e-mail Xavier Nuno-Whelan at RBA Architecture at xavier@rba81.com.

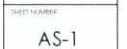
Sincerely,

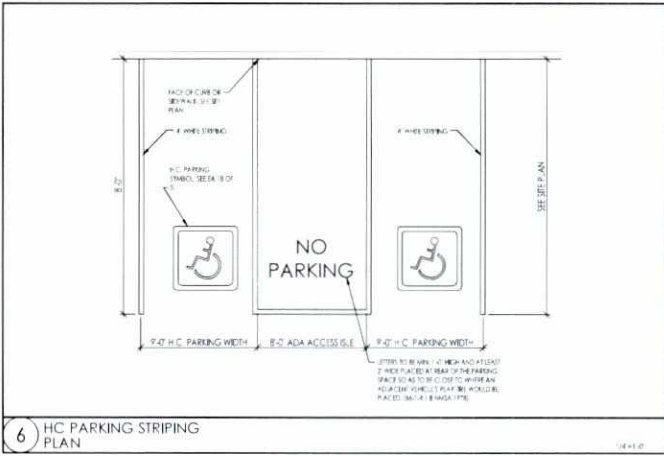
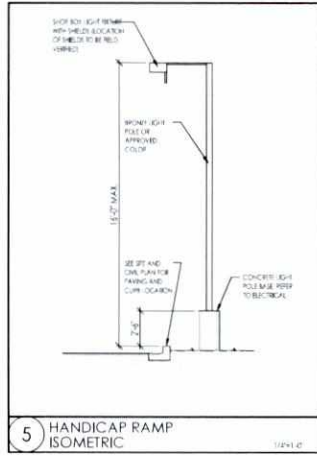
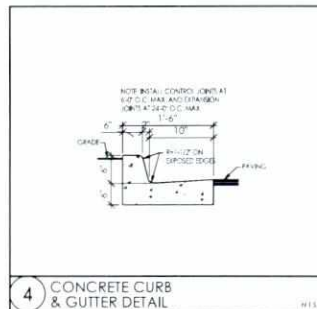
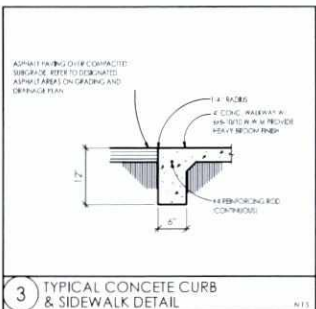
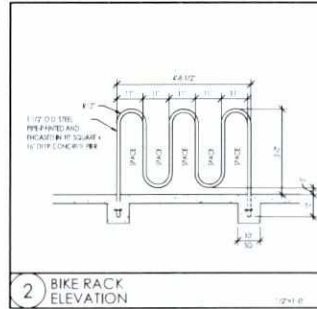
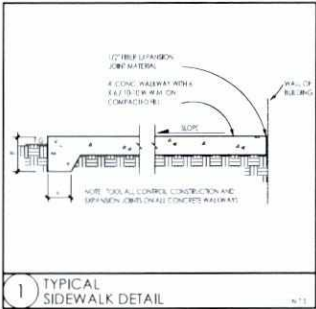
A handwritten signature in blue ink, appearing to read "Rick Bennett", with a long, sweeping horizontal line extending to the right.

Rick Bennett
Architect

SITE PLAN REDUCTIONS

CONTRACTOR
KIMCON INC.
405 DARTMOUTH SE
ALBUQUERQUE, NM 87106
(505) 620-4993





INNOVA PLAZA - PHASE 2
SITE DETAILS
401 EUBANK SE, ALBUQUERQUE, NM 87123
PROJECT # 1609

REVISION (DATE)
DATE: 01-26-18
SHEET NUMBER: AS-2

CAUTION:
EXISTING UTILITIES ARE NOT SHOWN.
IT SHALL BE THE SOLE RESPONSIBILITY
OF THE CONTRACTOR TO CONDUCT ALL
NECESSARY FIELD INVESTIGATIONS PRIOR
TO ANY EXCAVATION TO DETERMINE THE
ACTUAL LOCATION OF UTILITIES & OTHER
IMPROVEMENTS.

Weighted E Method

Item	Area	Base	Subgrade	Weight	Weighted	Subgrade	Weighted	Subgrade	Weighted
Asphalt	1000	1000	1000	1000	1000	1000	1000	1000	1000
Proposed	1000	1000	1000	1000	1000	1000	1000	1000	1000

Equation

Proposed = (Subgrade + Subgrade + Subgrade + Subgrade) / (Area + Area + Area + Area)

Volume = (Proposed - Existing) x Area

Area = (Area + Area + Area + Area) / 4

Where for 100% Subgrade (Area + Area)

Area = (Area + Area) / 2

Area = (Area + Area) / 2

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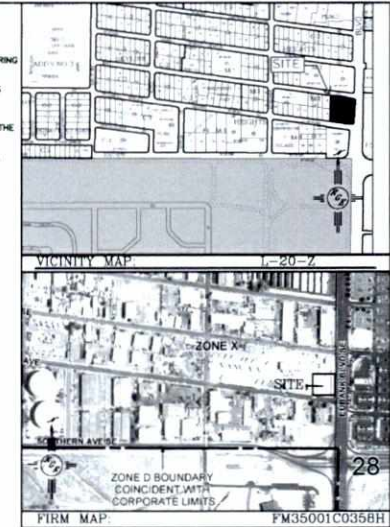
Area = (Area + Area) / 2

Area = (Area + Area) / 2

Area = (Area + Area) / 2

EROSION CONTROL NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR OBTAINING A TOPSOIL DISTURBANCE PERMIT PRIOR TO BEGINNING WORK.
2. CONTRACTOR IS RESPONSIBLE FOR MAINTAINING RUN-OFF ON SITE DURING CONSTRUCTION.
3. CONTRACTOR IS RESPONSIBLE FOR CLEANING ALL SEDIMENT THAT GETS INTO EXISTING RIGHT-OF-WAY.
4. REPAIR OF DAMAGED FACILITIES AND CLEANUP OF SEDIMENT ACCUMULATIONS ON ADJACENT PROPERTIES AND IN PUBLIC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.
5. ALL EXPOSED EARTH SURFACES MUST BE PROTECTED FROM WIND AND WATER EROSION PRIOR TO FINAL ACCEPTANCE OF ANY PROJECT.



LEGAL DESCRIPTION:

NOTES:

1. ALL SPOT ELEVATIONS REPRESENT FLOWLINE ELEVATION UNLESS OTHERWISE NOTED.
2. ALL CURB AND GUTTER TO 6" HEADER UNLESS OTHERWISE NOTED.
3. ALL RETAINING WALL DESIGN SHALL BE BY OTHERS.
4. ALL NEW PAVING SHALL BE 6" PCC OVER 8" SUBGRADE PREPARATION IN CONFORMANCE TO AASHTO 309-08, UNLESS OTHERWISE NOTED.
5. ANY CURBS OR PAVEMENT NEGATIVELY IMPACTED BY CONSTRUCTION ACTIVITY SHALL BE REPLACED TO MATCH EXISTING CONDITIONS.
6. ALL SITE WORK SHALL CONFORM TO CITY OF ALBUQUERQUE STANDARDS FOR PUBLIC WORKS CONSTRUCTION EDITION 9.

LEGEND

---	EXISTING CONTOUR
- - - -	EXISTING INDEX CONTOUR
---	PROPOSED CONTOUR
- - - -	PROPOSED INDEX CONTOUR
---	SLOPE TIE
+	EXISTING SPOT ELEVATION
+	PROPOSED SPOT ELEVATION
---	BOUNDARY
---	CENTERLINE
---	RIGHT-OF-WAY
---	PROPOSED CURB
---	EXISTING CURB AND GUTTER
---	PROPOSED SIDEWALK
---	EXISTING SIDEWALK



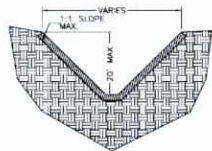
GRAPHIC SCALE



ENGINEER'S SEALED DAVID SOULE P.E. #14522	PROJECT PLANS GRADING AND DRAINAGE PLAN Rio Grande Engineering 1000 CENTRAL AVENUE SE SUITE 201 ALBUQUERQUE, NM 87106 PHONE 505-261-1000	DRAWN BY WCM DATE 1-24-18 SHEET # C1 JOB # 21833
--	--	---

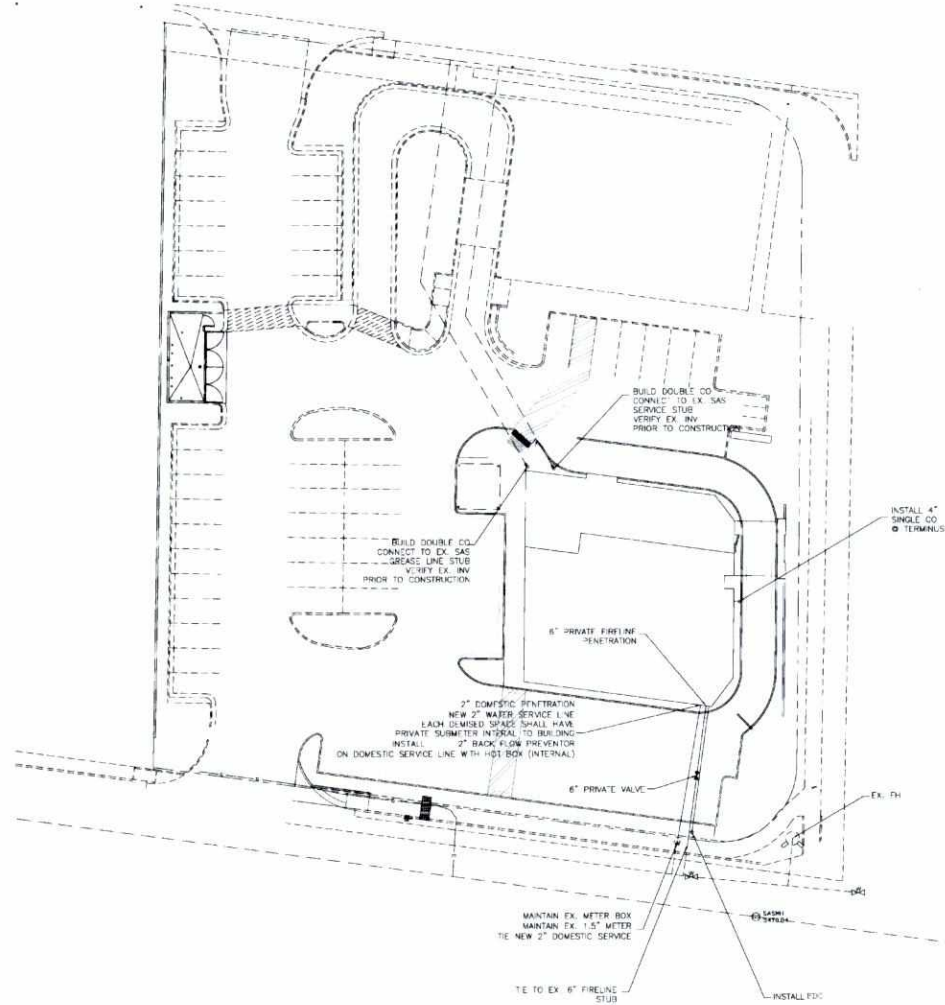
NOTICE TO CONTRACTORS

1. AN EXCAVATION/CONSTRUCTION PERMIT WILL BE REQUIRED BEFORE BEGINNING ANY WORK. WITHIN REWALLO COUNTY, AN APPROVED COPY OF THESE PLANS MUST BE SUBMITTED AT THE TIME OF THE SUBMITTAL APPLICATION FOR THIS PERMIT.
2. ALL WORK DETAIL ON THESE PLANS TO BE PERFORMED, EXCEPT AS OTHERWISE NOTED, SHALL BE IN ACCORDANCE WITH REWALLO COUNTY, INTERIM STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, 1986, REVISIONS UPDATE 8.
3. TWO WORKING DAYS PRIOR TO ANY EXCAVATION, CONTRACTOR MUST CONTACT LINE LOCATING SERVICE, 260-1990, FOR LOCATION OF EXISTING UTILITIES.
4. PRIOR TO COMMENCEMENT OF THE EXCAVATION, CONTRACTOR SHALL VERIFY THE HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING UTILITIES AND FOR CONSTRUCTION SHALL A CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT CAN BE RESOLVED WITH A MINIMUM AMOUNT OF DELAY.
5. BACKFILL COMPACTION SHALL BE ACCORDING TO ARTERIAL STREET USE FOR ALL WORK.
6. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY SERVED.
7. WORK ON ARTERIAL STREETS SHALL BE PERFORMED ON A 24-HOUR BASIS.
8. CONTRACTOR SHALL DETERMINE LOCATION OF ANY UNDERGROUND FACILITY IN OR NEAR WORK AREAS, INCLUDING REQUESTS TO OWNERS/OPERATORS OF SAID FACILITIES FOR SECTION 62-14-5 N.M.S.A. 1978.
9. CONTRACTOR SHALL PLAN ALL EXCAVATION TO MINIMIZE INTERFERENCE OR DAMAGE OF UNDERGROUND FACILITIES.
10. CONTRACTOR SHALL PROVIDE ADVANCE TELEPHONE NOTICE OF COMMENCEMENT, EXTENT AND DURATION OF ALL EXCAVATION WORK TO THE ONE-CALL NOTIFICATION SYSTEM, OR TO OWNERS/OPERATORS OF ANY EXISTING UNDERGROUND FACILITY IN OR NEAR THE EXCAVATION AREA THAT ARE NOT MEMBERS OF THE ONE-CALL NOTIFICATION CENTERS, IN ORDER THAT OWNERS/OPERATORS MAY LOCATE AND MARK UNDERGROUND FACILITY PER SECTION 62-14-5 N.M.S.A. 1978 PRIOR TO ANY COMMENCEMENT OF WORK. CONTRACTOR SHALL REQUEST REAFFIRMATION OF LOCATION EVERY TEN (10) WORKING DAYS AFTER INITIAL REQUEST.
11. CONTRACTOR SHALL MAINTAIN EIGHT (8) FEET BETWEEN EXISTING UNDERGROUND FACILITIES THAT HAVE BEEN PREVIOUSLY IDENTIFIED AND MARKED BY THE OWNERS/OPERATORS OF SAID FACILITIES. CUTTING EDGE OF EXCAVATION OR ANY MECHANICAL EXCAVATING EQUIPMENT UTILIZED IN EXCAVATION AREA WILL BE USED IN A MANNER NECESSARY TO PREVENT DAMAGE TO EXISTING UNDERGROUND FACILITIES.
12. CONTRACTOR SHALL PROVIDE SUPPORT FOR EXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA AS NECESSARY TO PREVENT DAMAGE TO SAID FACILITIES.
13. CONTRACTOR SHALL BACKFILL ALL EXCAVATIONS IN A MANNER AND WITH MATERIALS AS MAY BE NECESSARY TO PREVENT DAMAGE TO AND PROVIDE REASONABLE SUPPORT DURING AND FOLLOWING BACK FILLING ACTIVITIES FOR PREEXISTING UNDERGROUND FACILITIES IN OR NEAR EXCAVATION AREA.
14. CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER/OPERATOR OF ANY UNDERGROUND FACILITY WHICH MAY HAVE BEEN DAMAGED OR DISLOCATED DURING EXCAVATION WORK.
15. CONTRACTOR SHALL NOT MOVE OR DELIBERATE MARKINGS MADE PURSUANT TO CHAPTER 62, ARTICLE 14 N.M.S.A. 1978, OR FABRICATE MARKINGS IN A UNAPPROVED LOCATION FOR THE PURPOSE OF CONCEALING OR AVOIDING LIABILITY FOR VIOLATION OF OR NONCOMPLIANCE WITH THE PROVISIONS OF CHAPTER 62, ARTICLE 14 N.M.S.A. 1978.
16. ELECTRONIC MARKER SPHERES (EWS) SHALL BE INSTALLED ON WATER LINE AND SANITARY SEWER LINE FACILITIES PER SECTION 170 OF THE REWALLO COUNTY STANDARD SPECIFICATIONS, 1986 EDITION AS REVISED THROUGHOUT UPDATE #8, ADDENDUM 1.
17. THE CONTRACTOR SHALL COORDINATE WITH THE WATER UTILITY AUTHORITY SEVEN (7) DAYS IN ADVANCE OF PERFORMING WORK THAT WILL AFFECT THE PUBLIC WATER OR SANITARY SEWER INFRASTRUCTURE. WORK REQUIRING SHUTOFF OF FACILITIES DESIGNATED AS MASTER PLAN FACILITIES MUST BE COORDINATED WITH THE WATER AUTHORITY 14 DAYS IN ADVANCE OF PERFORMING SUCH WORK. ONLY WATER AUTHORITY CREWS ARE AUTHORIZED TO OPERATE PUBLIC VALVES. SHUTOFF REQUESTS MUST BE MADE ONLINE AT <http://www.waterauthority.com> AND SHUTOFF PROCEDURES MUST BE FOLLOWED.
18. ALL EXCAVATION, TRENCHING, AND SHORING ACTIVITIES MUST BE CARRIED-OUT IN ACCORDANCE WITH OSHA 29 CFR 1926.650 SUBPART B.
19. ALL IMPACTED STRIPPING SHALL BE REPLACED BY CONTRACTOR.
20. MANHOLE STEPS SHALL NOT BE INSTALLED IN SANITARY SEWER MANHOLES.
21. ALL WATER METERS SHALL INCLUDE DUAL CHECK VALVE SETTERS.
22. ALL WATER METER COVERS AND LIDS SHALL BE PER CDA STD DWG #2209.
23. ALL 8-900 DR18 LITRE PIPE JOINTS SHALL BE FULLY RESTRAINED DUE TO POSSIBLE DEFLECTION FROM WASTE DEGENERATION.
24. ALL MANHOLES AND VALVES SHALL HAVE GPS INFORMATION RECORDED AS PART OF AS-BUILT PLAN SET.
25. CONTRACTOR IS RESPONSIBLE AT ITS OWN COST FOR ANY DAMAGE TO EXISTING UTILITIES.
26. CONTRACTOR SHALL MAINTAIN 1' SEPARATION BETWEEN ELECTRICAL AND SAS CROSSINGS.



SUPPLEMENTAL TRENCH DETAIL

NTS - PER FIGURE V-2-13 OSHA STANDARD SPECIFICATIONS
NOTE: ENTIRE TRENCH PRISM SHALL BE COMPACTED AT 90% ASTM D1557 INCLUDING ALL UTILITY MAIN LINES, WATER METER BOXES AND SERVICES, SAS SERVICES.

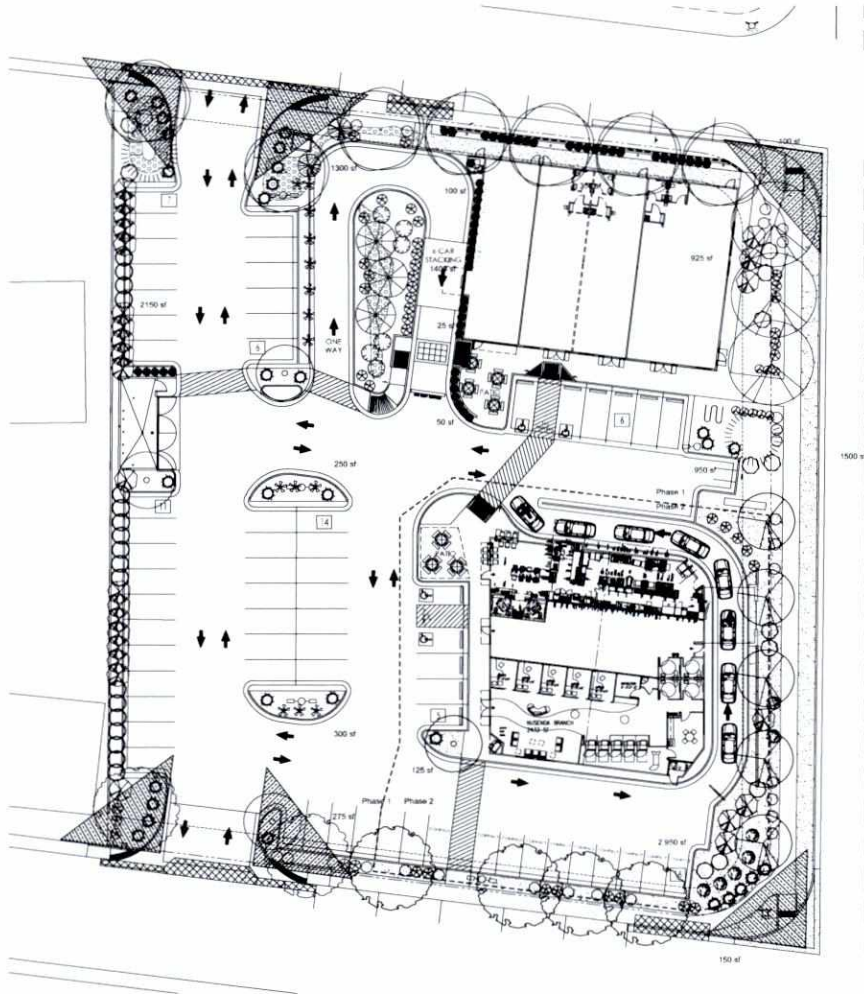


LEGEND

- EX. 18\"/>



ENGINEER'S SEAL	INNOVA PLAZA	DRAWN BY: WCM
	MASTER UTILITY PLAN	DATE: 1-25-18
		SHEET # C2
		JOB # 21833



LANDSCAPE PLAN
SCALE: 1"=40'-0"

PLANT LEGEND/Phase 1 (completed)

Qty.	Symbol	Scientific Name	Common Name	Size	Mature Landscape	Water Use	Drp.	Alberg.	Embers Potential
1	○	Gleditsia	Shadblow Honey Locust	2" Cal	50' Ht.	50' x 50' ft	Medium	6-2 gph	Low
2	○	Pistacia	Chamise Pistache	2" Cal	60' Ht.	50' x 100' ft	Medium	6-2 gph	Low
3	○	Pinus edulis	Arizona Oak	2" Cal	40' Ht.	50' x 150' ft	Medium	6-2 gph	Low
2	○	Pinus nigra	Australian Pine	6" Ht.	35' Ht.	50' x 100' ft	Low	6-2 gph	Low
3	○	Pinus	Flowering Pine	15-Gal	25' Ht.	50' x 150' ft	Medium	6-2 gph	Low
3	○	Viburnum	Chaste Tree	15-Gal	20' Ht.	50' x 150' ft	Low	4-2 gph	Low

Grasses

52	●	Calamagrostis	Karl Foerster Grass	5-Gal	3'-2"	10' x 100' ft	Medium	2-2 gph	Low
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Shrubs/Grassmosses

31	●	Eriogonum	Lupinus Bush	5-Gal	3'-4"	40' x 1240' ft	Low	2-2 gph	Low
0	●	Caryophyllus	Blue Mint	1-Gal	2'-6"	30' x 100' ft	Medium	2-2 gph	Low
14	●	Hesperis matronalis	Red Yucca	5-Gal	3'-4"	20' x 280' ft	Low	2-1 gph	Low
25	●	Baccharis	Coyote Bush	1-Gal	1'-5"	30' x 170' ft	Low	2-2 gph	Low
13	●	Rhus aromatica	Grass Line Sumac	5-Gal	2'-6"	40' x 100' ft	Low	2-1 gph	Low
22	●	Chamaecrista	Fernbush	5-Gal	3'-6"	50' x 100' ft	Low	2-1 gph	Low
22	●	Vauquelinia	Rosewood	5-Gal	12' Ht.	100' x 100' ft	Low	2-1 gph	Low
6	●	Rhus microphylla	3 Leaf Sumac	1-Gal	6'-6"	30' x 170' ft	Low	2-1 gph	Low
0	●	Fallopia	Apache Plum	1-Gal	6'-7"	40' x 100' ft	Low	2-1 gph	Low
8	●	Buddleia	Butterfly Bush	5-Gal	3'-5"	30' x 240' ft	Medium	2-2 gph	Low
8	●	Rapistrum	Peppercorn	5-Gal	3'-4"	20' x 100' ft	Medium	2-2 gph	Low
18	●	Phoradendron	Red Leaf Phlox	5-Gal	8'-8"	20' x 100' ft	Medium	2-2 gph	Low

Total landscape coverage: 7,586 sf

PLANT LEGEND/Phase 2

Qty.	Symbol	Scientific Name	Common Name	Size	Mature Landscape	Water Use	Drp.	Alberg.	Embers Potential
0	○	Gleditsia	Shadblow Honey Locust	2" Cal	50' Ht.	50' x 50' ft	Medium	6-2 gph	Low
4	○	Pistacia	Chamise Pistache	2" Cal	60' Ht.	50' x 100' ft	Medium	6-2 gph	Low
5	○	Pinus edulis	Arizona Oak	2" Cal	20' Ht.	50' x 150' ft	Low	6-1 gph	Low
0	○	Pinus nigra	Australian Pine	6" Ht.	35' Ht.	50' x 100' ft	Low	6-2 gph	Low
1	○	Pinus	Flowering Pine	15-Gal	25' Ht.	50' x 150' ft	Medium	6-2 gph	Low
0	○	Viburnum	Chaste Tree	15-Gal	20' Ht.	50' x 150' ft	Low	4-2 gph	Low

Grasses

0	●	Calamagrostis	Karl Foerster Grass	5-Gal	3'-2"	10' x 100' ft	Medium	2-2 gph	Low
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Shrubs/Grassmosses

13	●	Eriogonum	Lupinus Bush	5-Gal	3'-4"	40' x 1240' ft	Low	2-2 gph	Low
7	●	Caryophyllus	Blue Mint	1-Gal	2'-6"	30' x 100' ft	Medium	2-2 gph	Low
0	●	Hesperis matronalis	Red Yucca	5-Gal	3'-4"	20' x 280' ft	Low	2-1 gph	Low
6	●	Baccharis	Coyote Bush	1-Gal	1'-5"	30' x 170' ft	Low	2-2 gph	Low
13	●	Rhus aromatica	Grass Line Sumac	1-Gal	2'-6"	40' x 100' ft	Low	2-1 gph	Low
0	●	Chamaecrista	Fernbush	5-Gal	3'-6"	50' x 100' ft	Low	2-1 gph	Low
4	●	Vauquelinia	Rosewood	5-Gal	12' Ht.	100' x 100' ft	Low	2-1 gph	Low
0	●	Rhus microphylla	3 Leaf Sumac	1-Gal	6'-6"	30' x 170' ft	Low	2-1 gph	Low
0	●	Fallopia	Apache Plum	1-Gal	6'-7"	40' x 100' ft	Low	2-1 gph	Low
5	●	Buddleia	Butterfly Bush	5-Gal	3'-5"	30' x 240' ft	Medium	2-2 gph	Low
5	●	Rapistrum	Peppercorn	5-Gal	3'-4"	20' x 100' ft	Medium	2-2 gph	Low
0	●	Phoradendron	Red Leaf Phlox	5-Gal	8'-8"	20' x 100' ft	Medium	2-2 gph	Low

Total landscape coverage: 2,483 sf

NOTE

MAINTENANCE OF LANDSCAPE PROVIDED BY OWNER.
PLANTINGS TO BE WATERED BY AUTO DRAIN IRRIGATION SYSTEM WITH REDUCED PRESSURE BACKFLOW PREVENTER PER CITY OF ALBUQUERQUE.
WATER MANAGEMENT IS THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER.
THIS PLAN IS TO COMPLY WITH C.G.A. LANDSCAPE AND WATER WASTE ORDINANCE 6-1-1 PLANTING RESTRICTIONS APPROACH.
IT IS THE INTENT OF THIS PLAN TO PROVIDE MIN. 7% LIVE GROUND COVER OF LANDSCAPE AREAS AT MATURITY PER ORDINANCE 14-16-5-10.
LANDSCAPE AREAS TO BE MULCHED WITH GRAVE MULCH AT 2" DEPTH.
APPROVAL OF THE LANDSCAPE PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH OR EXEMPTION FROM THE C.G.A. LANDSCAPE AND WATER WASTE ORDINANCE 6-1-1.
NO PARKING SPACE SHALL BE MORE THAN 100' FROM A TREE.
STREET TREES TO CONFORM TO STREET TREE ORDINANCE 6-1-1.
LANDSCAPE PLAN TO CONFORM TO ZONING REGULATIONS ORDINANCE 14-16-5-10.
IRRIGATION SYSTEM AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM IS REQUIRED TO PROVIDE EVEN AND ADEQUATE WATER LEVELS TO ALL PLANT MATERIAL. WATER USE SHALL BE DONE IN SUCH A MANNER AS TO CONSERVE ITS USE AND PREVENT ANY AND ALL RUNOFF FROM LANDSCAPE MATERIALS. IRRIGATION SHALL BE RESTRICTED TO EARLY MORNING HOURS TO CONSERVE THIS LIMITED RESOURCE.
STREETSCAPE LANDSCAPING SHALL COMPLY PRIMARILY OF SHRUBS AND DECIDUOUS TREES IN A SETBACK AREA BETWEEN THE RIGHT OF WAY OF THE STREET AND THE FACE OF THE CURB OF AN ADJACENT PARKING AREA. CLEARCUTTING FRANKLIN REQUIREMENTS MUST BE MET.
LANDSCAPING AND SKIRMING WILL NOT INTERFERE WITH CLEAR SIGHT REQUIREMENTS. THEREFORE, SKIRM WALLS, TREES, AND SHRUBS BEING 10 FEET TALL AND MEASURED FROM THE GUTTER PAVEMENT SHALL NOT BE ACCEPTABLE IN THIS AREA.

MATERIALS LEGEND

- BROWN CRUSHER FINES
- 2'-4" BLUE SAND COBBLESTONE AT 4" DEPTH
- COBBLESTONE PER CIVIL DRAWINGS

SITE DATA

GROSS LOT AREA	6,722 SF
LESS BUILDING PHASE 1	1,550 SF
LESS BUILDING PHASE 2	1,550 SF
NET LOT AREA	3,622 SF
REQUIRED LANDSCAPE	4,480 SF
1% OF NET LOT AREA	11,222 SF
PROPOSED LANDSCAPE	33 %
HIGH WATER USE TURF	6 SF
MAX. 20% OF LANDSCAPE AREA	6 SF
PROPOSED HIGH WATER USE TURF	6 SF
PERCENT OF LANDSCAPE AREA	6 %
REQUIRED STREET TREES	22
1 PER 50' L.F. OF STREET FRONTAGE	22
PROVIDED STREET TREES	7
REQUIRED PARKING LOT TREES	7
1 PER 10' SPACES	7
PROVIDED PARKING LOT TREES	7
REQUIRED LANDSCAPE COVERAGE	7% LIVE VEGETATIVE MATERIAL
(1% OF PROPOSED LANDSCAPE X 30%)	9,333 SF MIN.
PROVIDED GROUND COVER COVERAGE	10,066 SF
PERCENT GROUND COVER COVERAGE	89%



RP BACKFLOWMASTER VALVE DETAIL

growing better heads
LANDSCAPE CONTRACTORS
P.O. BOX 10387
ALBUQUERQUE, NM 87114
505.898.8815
www.growingbetterheads.com

INNOVA PLAZA - PHASE 2
LANDSCAPE PLAN
401 EUBANK SE, ALBUQUERQUE, NM 87123
PROJECT # 1609

REVISION DATE: 1-29-2018



DATE: 01-19-2018

SHEET NUMBER

L-1.0

EGSDP REQUIRED GLAZING:

A: FOR ALL BUILDING TYPES EXCEPT RESIDENTIAL, INDUSTRIAL, AND INSTITUTIONAL/CIVIC, A MIN. OF 40% OF THE AREA OF THE GROUND STORY BETWEEN THE SIDEWALK ELEVATION AND 9 FEET IN HEIGHT ABOVE IT SHALL BE WINDOWS THAT ARE CLEAR AND ALLOW LIGHT TRANSMISSION BETWEEN EXTERIOR AND INTERIOR.

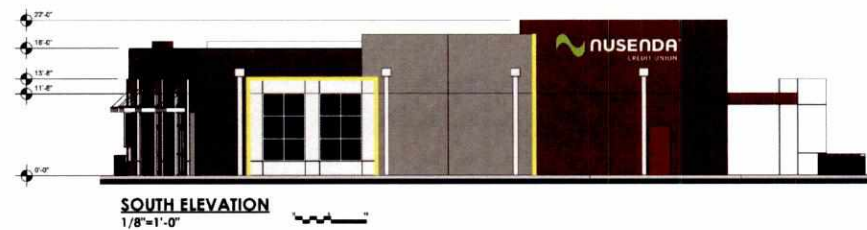
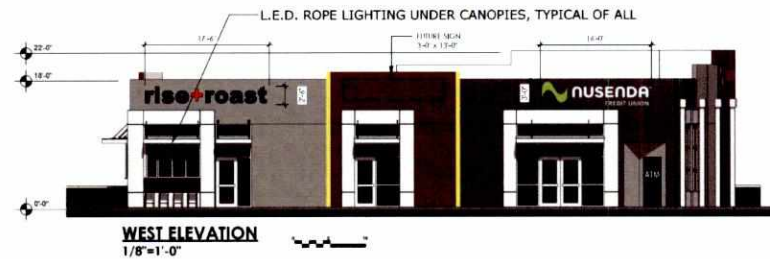
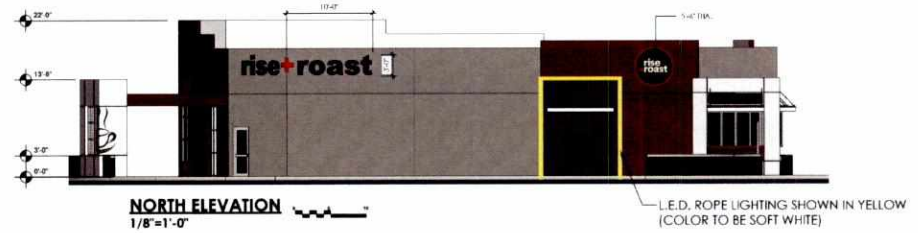
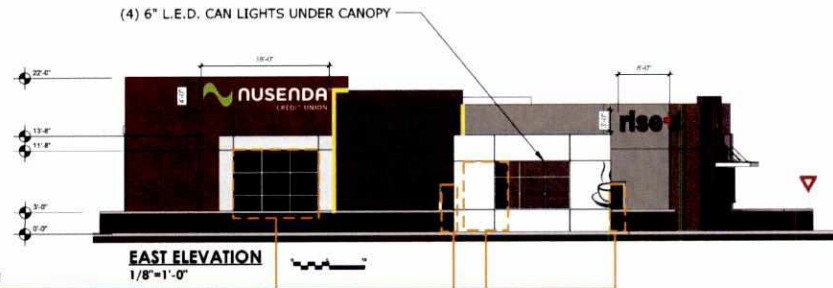
FACADE S.F. = 510 S.F.
510 x .40 = 204 S.F. REQUIRED GLAZING
TOTAL S.F. PROVIDED = 205 S.F. (SHOWN DASHED)



NORTHEAST PERSPECTIVE



SOUTHEAST PERSPECTIVE



INNOVA PLAZA
EXTERIOR ELEVATIONS
401 EUBANK SE, ALBUQUERQUE, NM 87123
PROJECT # 1629

REVISION DATE
DATE 01-29-18
SHEET NUMBER A-1